

Waterfront Heights Association, Inc.
Annual Meeting May 15, 2022
Patriots Park Lodge, Coventry

I. Call to order

Chad Greiner called the meeting to order at 4:18 pm and went over general rules of the meeting, be respectful, raise your hand, everyone will have a chance to speak and the board members appreciate any feedback or comments.

II. Minutes from last year's annual meeting

Chad asked Donna Livingston if last year's minutes are on the website, she responded "no." Chad stated there are two options for the minutes: we can read the minutes or wave the reading of last year's minutes.

Jeanne Zuzel made a motion to wave the reading of the minutes, Mike Oakes 2nd motion, all in favor.

III. Treasurer's Report

Donna Livingston stated the first page is a summary of all banking, how much income we actually received, \$30,182.26. The expenses from May 17, 2021 to today, were \$26,951.38. Net profit of \$3,230.88. There is a copy of the check register that members can read over and let her know if they have any questions. The balance in there is \$41,280.50. Don Badstuebner made a comment that beach expenses were high this year because a lot of trees needed to be cut down due to the Emerald Ash Borer and liability. Another tree was cut down on Ridgewood Trail.

Chad commented that expenses were also up due to legal fees in regards to one member challenging the mooring fee.

Donna stated that Distinctive Tree Care was \$10,000. Chad asked if we were reimbursed for the returned check fee, Donna stated yes. Chad asked if any members had questions on the check register. Discussion on where trees were cut and cost on register. Two separate line items for Distinctive Tree Care, Donna stated mistake on the memo line for tree removal. More discussion on tree removal. Chad made the motion to accept the Treasurer's Report, Jennifer Ray 2nd, all in favor.

IV. Tax Collector's Report

Melissa Grenier stated that 43, or 19% of properties are unpaid and considered uncollectable. Most of the properties are small and unbuildable lots and the owners are most often dead and unable to make payments. Large turnover of properties this past year, so some were paid because liens were placed on them and in order to sell them the liens needed to be paid. Increase in total of all overdue accounts around \$12,000 which includes interest, fees and annual taxes on all those overdue accounts. Same amounts as previous years for those who pay. Collection letters will be sent out this week. Come June, liens will be filed for overdue properties and then your association dues will come out July 1st. Discussion on amount of overdue properties. Donna L. made a motion to accept the tax collector's report, Tim Zuzel 2nd, all in favor.

V. **Beach Report**

Don B. held the annual clean up on May 14th. Raked up brush and cut back bushes. Got a load of sand this year to replace the ruts from all of the rain last year. Going to try and power wash some of the picnic tables as we did some last year. Repair some tables that are rotting out. Just want to remind everyone that boat trailers are not allowed to be parked. Someone left one over the winter chained to the canoe area. We removed the chain due to not wanting someone to fall while getting a canoe. Reminder to remove all trash, there are no trashcans, as well as keep the gate shut and have beach passes visible. Be aware of non-members at the beach and ask them to leave. If you do not feel comfortable you can call a board member or the police. It is my hope that members continue to donate their time to help keep the beach area clean. Discussion on beach passes for new members and how to enforce non-members from using the beach which has always been a challenge. Rich J. asked about boat slip availability. Don says there is one spot and paperwork is required before the meeting. If more people want it then there will be a lottery after the meeting. Mike Oakes moves to accept beach report, Mike Braddock 2nd, all in favor.

VI. **Road Report - Maintenance**

Ray Gagne has Rob Gamer looking to redo all dirt roads with a grader and bring in some millings, should be done in the next couple weeks. Collapsed pipe on Old Oak, Earth Dynamics will be fixing that. Roads that will be graded are basically all of the dirt roads; Brookline, Ridge Wood Trail, Old Oak, Englewood, Auburn, Foxcroft and Hillcrest and end of Buena Vista, should last a few years.

VII. **Road Report – Turnover**

Ray states that almost ready for turnover to the town of Ridge Wood Trail and part of Old Oak, waiting for some easements to come back. Once they come back then all of the paperwork will be sent to the town and hopefully the town will take them over within 1 to 4 months. Right after these roads will be Brookline and end of Old Oak which will be expensive because drainage needs to be done before the town will take it over. Will be a few years. Question from a member – Does the town know that this is our intention to fix the roads and then turn them over. Ray says yes, in the future hoping to get most roads fixed and turned over. Jennifer Ray moves to accept the road maintenance and turnover report, Don B. 2nd motion, all in favor.

VIII. **New Business**

a. **Budget**

Donna L. states that everyone has a copy of the budget on the back of the agenda. Far right corner is what we proposed last year, the middle is what we actually spent, far left is the proposed upcoming year. The new budget is pending the \$50 road assessment fee again gets passed this year, if not she will have to adjust the totals. Don B. asked about insurance. Donna states that insurance almost tripled last year but she worked with a company and got it down to almost double. She states that she has to fill out another application this year, and waiting to see what kind of price we will get. She put \$6,000 in for this year just to be safe. Very expensive and it is hard to get anyone to insure them. Motion made to table the approval of the budget to assess the road fee and the increase of taxes.

b. Continuation of road turnover/ c. Road assessment fee

Ray Gagne mentioned that the extra pay on taxes is for the future of Old Oak and Brookline to be turned over to the town. There is enough money now to cover the parts being done now. It is up to the group to continue to pay to turnover to the town. Chad mentioned that the fee is \$50. Donna L. said the road assessment fee is \$50 while the taxes are \$79 so the total is \$129 for the year. Chad stated we need to discuss on whether to continue the road assessment fee, otherwise the amount would be \$79 and if we would have the money to fix roads and road maintenance. Donna L. mentioned that the \$50 fee is strictly for road turnover. Member stated that once we finish the road turnover that is being done now, if we decide as an association to continue turning over other roads, then we would have to look at reestablishing the road assessment fee. If we are going to turn over Brookline it is going to be a major expense due to the drainage issues. Jeanne Zuzel was in favor of raising taxes in order to turn them over. Discussion ensued. Mike O. motioned to continue the road assessment fee for another year, Mike B. 2nd, all in favor.

c. Increase Annual Taxes

Donna L. states we pay \$79 in annual taxes. We did not increase it last year due to the road assessment fee, and we are allowed to increase it every 3 years. We can increase it by 10% every three years which would be \$7.90 or \$8 due to being easier for billing purposes. Jeanne Zuzel asked when the last time we increased the taxes. Donna L. stated 2018 and added if we increase it the total bill would be from \$79 to \$87 and the total would be \$137 with the road assessment fee. Discussion ensued. Motion made by Mike O. to increase the annual dues by 10% which would be \$8, Jeanne Z. 2nd. Jeff J. against motion, the rest of members in agreement. Motion passes. Chad brings back budget that was tabled due to road assessment and taxes passed, with the proposed budget the annual taxes will be adjusted annually. Chad moves to accept 2022-2023 budget with adjustment in taxes and road assessment fees for a total income of \$26,514, Tim Z. 2nd motion, all in favor of passing proposed budget.

d. Election of Board Members

Donna L. states that three board members are up for re-election this year, Chad, Melissa and Ray. Their term will be for the next three years. We also lost our secretary Rebekah who had a year left. Chad asked if anyone is interested in joining the board, discussion ensued. Donna L. motioned to accept Chad on the board for the next three years, Jeanne Z. 2nd, all in favor. Donna L. motioned to accept Melissa on the board for the next three years, Don B. 2nd, all in favor. Donna L. motioned to accept Ray on the board for the next three years, Jennifer Ray 2nd, all in favor. Question by member as to what the secretary position entails, how often are meetings? Chad states during the summer meet more often, every 2-3 months. During the winter every 4-5 months. Board meeting usually lasts about an hour to hour and a half. Secretary's main job to transcribe the notes. Donna L. states that the secretary is on the executive board position and can counter sign the checkbook. The president, secretary and treasurer can sign the checks. Mary Jarvis agrees to be the secretary for the year. Chad motions to accept Mary J. as secretary for the remainder of the previous secretary's term (one year), Jeff J. 2nd, all in favor. This position will be assigned during the board meeting right after the annual meeting.

e. **Any other new business**

Chad brought up an issue with a member who has a mooring spot, and per the by-laws, the boat paperwork needs to be in before the meeting and pay a fee of \$100. There is a member, starting last year that refuses to pay the \$100 fee because they claim it is a donation. The board sought legal counsel to be fair to all the other members who pay for a mooring. The board's opinion is that this member should lose their mooring spot but when they sought legal counsel, the message received, was it could go either way and the amount of money it would cost to see it through would be too much. The issue we have now is that two members want a mooring spot and only one spot available. Discussion ensued on what should be done to this non-paying member. All members agreed that this member should lose their mooring spot. The by-law regarding the mooring of a vessel was read and discussed but no decision was made on how to proceed.

Discussion on email list for association members. Will ask members for email when the tax bill goes out.


Discussion on community picnic, pot luck.

IX. **Adjournment**

Jeanne Z. motions to adjourn meeting, Jennifer R. 2nd, all in favor. Adjourned at 6:30pm

Respectfully submitted on June 28, 2022

Mary Jarvis - Secretary

 Mary Jarvis
6/28/22