**ARCO NEWSLETTER**

**April 12, 2025**

**Board of Directors Meeting**

President – Dale Gilman (802)-249-0655

Vice President – Connie Clavadetscher (802)-343-8106

Treasurer – Brad Lockwood

Director – Kim Hubbard

Secretary – Sandra Reynolds (802)-868-7385

Road Commissioner - Patrick Ryan (802) 334-5277

Director – Greg Donahue

Vermont State Police, Derby - 802 334-8881 or call 911

Sheriff - Trevor Colby 802 676-3500

Border Patrol – 800 689-3362 24/7

Customs Point of Entry – Norton, VT 24/7 or call 911

Facebook - Averill Recreational Camp Owners, Inc

ARCO Website – [www.arcoinc.org](http://www.arcoinc.org)

The ARCO Board of Directors Meeting was held via MS Teams on April 12, 2025. The meeting was called to order by President Dale Gilman at 10:03 AM. There were 7 board members present, including Dale Gilman, Connie Clavadetscher, Brad Lockwood, Greg Donahue, Kim Hubbard, Patrick Ryan and Sandra Reynolds. Business began with an approval of the agenda and approval of the previous meeting minutes.

**Secretary’s Report - Sandra Reynolds**

*January 24, 2025, the Board of Directors meeting minutes will be sent out to the ARCO community upon approval at the April 2025 meeting. There have been several address or contact updates that have been received of which those changes will be made in the master customer list. Three individuals continue to come back as mailer failures. Thus far unsuccessful attempts have been made to contact the individuals, but the secretary will continue to contact them via telephone to ensure the list remains current.*

*On January 23, 2025, ARCO board members received an ACT 250 Jurisdictional Opinion (JO 7-434), indicating that an ACT 250 Permit amendment is required to change the rule and operate golf carts on existing roads located on the tract of land identified in Permit 7E0041 and JO 7 – 312, in the town of Averill. The secretary suggests a public examination under Vermont’s Public Records Act be conducted because it appears ARCO is the only place in the state of Vermont where golf carts are classified as ATVs, especially given how the definition in Vermont Statutes reads.*

*On January 31, 2025, ARCO responded to the Jurisdiction Opinion as follows:*

[Averill Recreational Camp Owners, Inc.  
(ARCO)](https://arcoinc.org/" \o "Averill Recreational Camp Owners Inc.)

*To: Kevin Anderson – District Coordinator, District 7 Environmental Commission*

*From: Sandra Reynolds – ARCO Secretary on behalf of the ARCO Board*

*Date: January 31, 2025*

*RE: Request for Jurisdiction Opinion Reconsideration (Permit Number 7E0041)*

*Please see the following comments relevant to the recent JO.*

1. *“A golf cart would not be substantially different than an ORV or ATV.” At the time this JO was rendered there was little information related to the definition of a golf cart and golf carts and snowmobiles were not specifically mentioned or prohibited in the permit or subsequent JOs. According to 49 CFR 351.500 a golf cart is classified as a motor vehicle, more specifically as a slow-moving vehicle (SLV) or neighborhood electric vehicle (NEV). Additionally, under 23 V.S.A. § 1043, golf carts “may not operate the vehicle on a highway with a speed limit in excess of 35 miles per hour;” but are permitted on roads with a speed limit of 35 miles per hour or less so long as they are street legal, registered and insured. Moreover, golf carts have a positive environmental impact in Vermont because they produce fewer emissions than cars or trucks and do less damage to roadways.*
2. *A golf cart would not be substantially different than an ORV or ATV, when used on roads also used by vehicles (of note, logging trucks which can be loaded with logs, big, and heavy). Such golf cart usage has potential for impact under one or more criteria (i.e Criterion 5 as it pertains to traffic safety) is a change in use that constitutes a “cognizable change”, and is a "substantial" or "material" change pursuant to Act 250 Rule 2C(6) for which an Act 250 permit amendment is required pursuant to Act 250 Rule 34..” Logging operations at the property in question only occur during winter months when the grounds are frozen. That noted, golf carts are only driven during summer months and logging trucks would pose no threat to safety.*
3. *Surrounding areas, campgrounds, Vermont State Parks, etc. permit golf cart usage in the summer. The proposed change to ARCO rules to permit golf carts to access* *ARCO roads would enhance Vermont’s world class outdoor recreation opportunities. Likewise, it affords older campers and people with mobility disabilities reasonable accommodation to access ARCO lands and neighbors.*

*Thank you for your consideration.*

*Sincerely,*

*Sandra L. Reynolds  
ARCO Secretary*

*On February 28, 2025, ARCO received a response to the reconsideration which stated:*

*… I decline to modify the determination rendered by the former District 7 Coordinator in JO 7-434.*

*Finally, I note that JO 7-434 does not find that golf carts can never be operated on roads subject to Land Use Permit 7E0041 and amendments. Rather, it requires that ARCO obtain a permit amendment from the District Commission prior to commencing such use. Please contact the District 7 office if ARCO would like guidance on the permit amendment application process. ARCO should also discuss with easement holders whether golf cart use of roads is permissible under applicable easements.*

*The ARCO secretary is working diligently with the District Commission on guidance about how the permit amendment application process works and to obtain the amendment with the Commission.*

*In closing, MS Teams invites continue to be sent to the ARCO community to promote and ensure transparency because it appears to work well, especially for members of the board and non-board members who are unable to attend in person.*

*Respectfully submitted,*

*Sandra Reynolds, Secretary*

Kim Hubbard made a motion to accept the secretary report. Patrick Ryan seconded the motion. Motion carried.

**Treasurer’s Report – Brad Lockwood**

ARCO finances were current as of March. If anyone would like details, please reach out to the ARCO Treasurer.

All winter plowing invoices were paid; however, half of the summers flood repair bill remains outstanding.

An invoice was sent to the state of Vermont for the 2025 boat launch lease; 1.5 percent interest was included in the agreement. The invoice will be $1,015.00

Discussion ensued about an outstanding annual assessment.

Sandra Reynolds made a motion to accept the Treasurer Report. Greg Donahue seconded. Motion Carried.

**Road Report – Patrick Ryan**

The gates have been closed for about two weeks; folks have been asking when they will open. When they closed there was still a lot of snow up there so it will be a few weeks before we can assess them again.

I spoke with Rancourt who indicated he would wait until the roads opened to assess the stretch that keeps flooding with the culvert. There are a couple of solutions to consider but Rancourt will need to take a closer look before we know what they are. One was to cut a ditch into the stone to help the water channel where it needs to go. However, that could run into problems depending on the kind of stone or what type of ledge; it could get costly. We could talk to the paper company or even have Rancourt build a couple of water bars to slow the water down.

Kim Hubbard noted this is a solution that LWAP might be able to help with because those are the projects they are focusing on. The question is how long it would take them to get there.

Discussion ensued about gravel and grading roads, which may be posed at the annual meeting.

Greg Donahue made a motion to accept the Road Report. Sandra Reynolds seconded. Motion Carried.

**OLD BUSINESS**

**Gift Cards for Outgoing Members**

Discussion about how many outgoing members and who they are was discussed. Members include Kim Lampert, Kim Hart, Jared Hart, Lori Lockwood, and Julie Devlin. Five gift cards at $100 each will be purchased for outgoing members.

**NEW BUSINESS**

**Beach Committee**

Connie Clavadetscher formed a beach committee to address ARCO members about beach rules via newsletters, facebook posts, the website and at the annual meeting. Some members had reported camping, beach fires, glass on the beach, and dog and human excrement on the beach. The issues came to a head when a camp owner was assaulted last year for attempting to enforce the rules. There is still a question about who is causing the problems. The camp owners interviewed did not think the problem stemmed from camp owners; they think it may be people visiting from Great Averill. The primary messages would be:

* Private beach
* No trespassing (if you are ARCO or Quimby you are welcome)
* No camping
* No fires
* No glass
* No bathroom

Discussion ensued about no trespassing and private property signs, how to enforce the rules, where signs would be placed, how many signs would be purchased, and renting a porto-potty for the beach. Conversation tabled to continue at next meeting.

Connie Clavadetscher made a motion to provide $1,500 for beach committee purposes. This $1500 was the proposal to include a sign at the Great Averal boat launch, a sign on the beach, a sign on Beach Rd, a sign at the Beach Rd. parking lot where there is one now, and a sign on the Jackson Rd. member’s property. Greg Donahue seconded. Motion carried.

**Boat Wash Station**  
ALA was wondering if ARCO would allow them to put a boat wash station at Little Averill Lake. Greg Donahue made a motion to allow the boat washing station. Brad Lockwood seconded the motion. Motion carried.

Greg Donahue made a motion to approve a porto-potty at Little Averill boat launch for the month of August. Patrick Ryan seconded the motion. Motion carried.

Discussion ensued about having a second porto-potty for the beach to prevent people from going to the bathroom and leaving feces and toilet paper where folks may walk. Brad Lockwood this cost would be tied into the budget so membership involvement at the annual meeting may prove beneficial. A recommendation was made to have the payment for a porto-potty included as a budget item for the annual meeting for next year. Topic tabled for further discussion.

Kim Hubbard made a motion to allow ALA to bring a picnic table down to the Little Averill Boat Launch for their boat washing station. Then remove it later. Discussion ensued. Brad Lockwood seconded. Motion carried.

**Comments**

Kim Hubbard noted ALA is pusing the Lake Wise AwArds and looking for 5 or 6 camps on Big Averill to participate to raise Great Averill to a “gold” standard. Secretary will send a message to ARCO members letting them know.

**Dates of Board Meetings**The majority of upcoming board meetings will be held the second Saturday of each quarter to include the following, some locations to be determined:

* June 14, 025 – 196 Loop Road, Averill, VT (Camp Grin An’ Bear It) 10:00 a.m. – 12:00 p.m.
* July 5, 2025 – Place TBD – Tentatively proposed for further annual meeting prep
* August 2, 2025 (Annual Meeting, In-person attendance is required. Third warning of annual meeting date and time.)

**Adjournment**

Greg Donahue made a motion to adjourn the meeting at 12:05 p.m. Sandra Reynolds seconded the motion. Meeting adjourned at 12:05 p.m.

***As a reminder, paper copies of meeting minutes are no longer being mailed. All minutes are sent via email and/or are posted on the ARCO website. If you wish to receive minutes by email, please contact the ARCO Secretary.***