**ARCO NEWSLETTER**

October 3, 2020

Board of Directors Meeting

President – Kimberly Lampert 802 779-7194 Vice President – Dale Gilman 802 249-0655

Secretary – Kimberly Hart 802 272-5401 Treasurer – Lori Lockwood 205 563-5098

Director – Gregg Normandin 978 270-1532 Director – Jared Hart 802 249-0586

Road Commissioner – Patrick Ryan 802 673-2342

Border Patrol – 800 689-3362 24/7 Customs Point of Entry – Norton, VT 24/7 or call 911

Sheriff - Trevor Colby 802 676-3500 Vermont State Police, Derby Barracks - 802 334-8881

ARCO Website – [www.arcoinc.org](http://www.arcoinc.org) Facebook - Averill Recreational Camp Owners Corporation

The October 3rd meeting was held at Kim Lampert’s camp on Little Averill Road. President Kim Lampert called the meeting to order at 9:08AM. In attendance were Board members Kim Lampert, Gregg Normandin, Dale Gilman, Kim Hart, Patrick Ryan, and Lori Lockwood. Jared Hart was unable to attend. Guest Darlene Gilman was also in attendance. Business began with the approval of the agenda and prior meeting minutes.

**Secretary’s Report – Kimberly Hart**

Minutes from the July special Board meeting and 2020 annual meeting have been emailed to all interested parties. One owner, Rick Macdonald, requested a copy of the financial statement that was included in the original annual meeting packet. There have been no other inquiries or comments.

For the first time, we included a list of propane providers and plowing contractors in the minutes. This list is fluid and is something that will be provided in the welcome packet for each new camp owner.

I have identified a local company in Barre, Copy World, that can scan ARCO corporate records and I’ve been preparing those documents for scanning and storage. We need to identify the best place to store these documents electronically so that future board members can access easily. Think cloud or applications like Box that allow for document sharing and storage.

It was suggested that septic service companies also be added to the list and those updates will be made.

**Treasurer’s Report – Kimberly Lampert**

Eighty-six assessment payments have been deposited and more are still coming in. Several actions to take regarding delinquent payment were discussed including the existing practice of property liens.

**Road Report**

The culvert inventory list will be sent to new road commissioner, Patrick Ryan. The culvert head that was damaged by Camp Bing Bang will be inspected and follow up actions will be identified. Inspection of Loop Rd culverts and road pitch will also be performed.

In a conversation between Dale Gilman and Fish and Wildlife warden Randy Hazard, it was confirmed that ATV and non-registered vehicle use on state-owned Jackson Rd (also known as Little Averill Rd), Hatchery Brook Rd and East Branch Rd is illegal.

**Sheriff’s Report**

The Essex County Sheriff patrolled the ARCO area on 7/8/20, 7/22/20, 7/28/20, 8/4/20, 8/12/20, 8/19/20, 8/25/20, 9/9/20 and 9/16/20. Several doors were found unlocked and reported to President Kim Lampert. One camp owner was notified that there was a tree on their camp roof.

The existing contract language will be reviewed and edited, if needed. A list of 911 address numbers will be supplied to the Sheriff as reports receive contain a mix of lot numbers and 911 numbers.

We remind ALL property owners to please remove property identifiers with old lot number and be sure that a marker with the 911 address number is displayed. This will help the Sheriff when patrolling as well as any emergency services that must be called to the ARCO area. Lot numbers are NOT recognized by emergency services.

**Old Business – Kimberly Lampert**

District 7 Environmental Commission

ARCO has still not received follow up communication from the State regarding the Commission’s inquiry. We will be sure to advise the membership with future developments. We have also received notice that a separate complaint was sent to the state in March listing the same grievances as in the initial complaint. The Board is currently discussing potential remediation activities to help prevent events leading to possible future complaints from being filed.

As a reminder, a summary of the initial list of complaints were:

* Occupancy of the ARCO recreational camps, by persons who have, or plan to, establish status as a resident, at their recreational camp
* Road improvements (e.g. widening, other) and the plan for any road improvements
* ARCO allowing ATV and/or UTV use on the land that ARCO manages or is responsible for managing

Bylaws Committee

Suggestions to review and vote on proposed individual article changes in the ARCO Bylaws and Rules, Regulations & Guidelines were received from the membership at the annual meeting in August. We are exploring the possibility of scheduling a special meeting for this purpose and will monitor COVID-19 developments and the opening of the Canadian border before setting a date for this important activity.

Corporation Documents

(Summary of activities in the Secretary’s Report section of this newsletter).

Contractor Bid and Review

An advertisement requesting bids for winter road maintenance was place in the local papers with a bid deadline of October 15th. Three contractors have submitted requests for contracts. The Board will review all submitted bids before awarding a contract.

**New Business – Kimberly Lampert**

Beach Concerns

ARCO has been working with Quimby Country regarding concerns with beach use raised this past summer and talked about at our annual meeting. Board members are exploring changes to current signage including language and size as well as posting signs prohibiting open fires on the beach.

Dale and Patrick volunteered to work on drafting a policy around how we can support Quimby in keeping their beach safe and private while protecting ARCOs permission to use it.

We remind our members, the beach to the right of the path as you face the lake belongs to Quimby Country and they allow ARCO members to use it, ARCOs beach is to the left of the path.

Residency Issues

Because of recent complaints to the District 7 Environmental Commission regarding residency, we have begun work with the UTG regarding ways to support deeded year-round residency restrictions. More to follow.

Safety Zone Signs

Hunting by Permission Only signs will be replaced with Safety Zone signs as a result of concerns expressed by several members during the annual meeting. These signs are available free from the State of Vermont.

Bank Accounts and Reserve Accounts

As passed by vote of the membership at the annual meeting, $25 from each paid assessment will be deposited into the ARCO Reserve account.

Set ARCO Board of Directors Officers

The newly elected Board selected the 2020-2021 slate of officers. Your new Board of Directors and Officers are:

Kimberly Lampert – President

Dale Gilman – Vice President

Kimberly Hart – Secretary

Lori Lockwood – Treasurer

Patrick Ryan – Road Commissioner

Gregg Normandin – Director

Jared Hart - Director

Other New Business

* Getting the gate combination to Patrick Ryan and determine who should be provided with the combination.
* Need to determine whether the Ed Bates Road sign placement is correct, and we will work with the UTG to decide and plan necessary next steps if any are needed.
* There is some confusion over the naming of the road off from Route 114, now labeled as Jackson Road. Initially the road name was Little Averill Road. We will have to work with the town of Norton as well as the UTG to find out if this signage is correct. Norton has it listed one way, the UTG has it listed as another.

The next Board meeting is scheduled for November 28th at 5:00PM at Kim Lampert’s camp.

Regular membership, special and annual meetings are warned as set forth in the ARCO Bylaws. Board meetings are also warned so members who want to attend can plan to do so. Meetings are warned on the ARCOinc.org website and we have begun to warn meetings on the Averill Recreational Camp Owners Facebook page, too!

As always, we encourage members to contact any Board member with questions, concerns or suggestions. We are here to answer your questions and to serve you.

At 11:20AM Kim Hart made a motion to adjourn. Motion was seconded by Dale Gilman and the motion carried.

Respectfully submitted by

Kimberly Hart, ARCO Secretary