**ARCO NEWSLETTER**

**June 14, 2025**

**Board of Directors Meeting**

President – Dale Gilman (802)-249-0655

Vice President – Connie Clavadetscher (802)-233-4423

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 at 196 Loop Road on June 14, 2025. The meeting was called to order by President Dale Gilman at 10:00 AM. There were 7 board members present, including Dale Gilman, Connie Clavadetscher, Brad Lockwood, Greg Donahue via MS Teams, Kim Hubbard, Patrick Ryan and Sandra Reynolds. Business began with an approval of the agenda and approval of the previous meeting minutes. Meeting minutes and agenda were approved and discussion ensued.

**Secretary’s Report - Sandra Reynolds***The April 2025 Board of Directors meeting minutes will be sent out to ARCO members upon approval at the June 2025 meeting.*

*I continue to work with the District Commission seeking guidance about how to obtain a permit amendment for golf cart usage; more information to follow as soon as I receive confirmation from the Commissioner.*

*As always, MS Teams invites continue to be sent to the ARCO community to promote and ensure transparency. Though there have been few members in attendance, MS Teams meetings continue to work well, especially for members of the board and non-board members who are unable to attend in person.*

*Respectfully submitted,
Sandra Reynolds, ARCO Secretary*

Greg Donahue made a motion to accept the secretary report. Brad Lockwood seconded the motion. Motion carried.

**Treasurer’s Report – Brad Lockwood (given by Dale Gilman on Brad’s behalf)**

*ARCO finances are current. If anyone would like details, please reach out to the ARCO Treasurer.*

*Flood repairs totaled $19,000. Rancourt is not charging interest on balance.*

*All lot fees have finally been paid with one outstanding late fee of $25.*

*State of Vermont paid the increased rate for the boat launch. $1,015 was paid.*

*QuickBooks fees increased this year so that will be added to the budget, which will be presented at the annual meeting. A rough budget has been emailed to the BOD for discussion.*

Kim Hubbard made a motion to accept the Treasurer Report. Patrick Ryan seconded. Motion Carried.

**Road Report – Patrick Ryan**

*ARCO roads were recently graded; no gravel was laid because of budget restrictions.*

*A culvert may be needed near the ledge spot on Jackson Road. I met with Rancourt, but he said it would be difficult to cut the ledge. There is a history of flooding and washouts in this spot. The estimate for a pipe is $25,000; the paper company may donate the pipe; I will inquire about that. Rancourt is no longer adding headers to the pipes.*

Brad Lockwoold commented that grading has not been done on the Cowen Road or on Pond Road.

Kim Hubbard asked if they could run the pipe further into the woods to divert the water. He further noted the State watershed group has conducted their review and will provide their list of recommendations and findings along with an action plan. The ARCO BOD is hoping they include ARCO road projects in their action plans, specifically targeting projects related to watershed into lakes like ARCO roads.

Brad Lockwood made a motion to approve the road report. Kim Hubbard seconded the motion. Motion carried.

**OLD BUSINESS**

**Member Recognition**

Dale Gilman will purchase five gift cards at $100 each, which were approved at previous meetings. Dale is targeting delivery at the Annual Meeting at this point.

Pat indicated this was historically done for all BOD members and the BOD is continuing the tradition.

**Beach Signage & Trespassing Project (Connie Clavadetscher)**No Trespassing discussion:

Brad Lockwood pointed out that “No Trespassing” signage may be perceived as new, which would require a member vote. Greg stated that it is not new, that ARCO is private property and the incorporation simply posting state law.

The board unanimously approved Connie Clavadetscher files no trespassing with the Town, pay the fee, and post no trespassing signs.

Signage discussion:

Brad indicated that beach signage with any new rules would need to be voted on by members as changes to bylaws.

Connie stated she conducted an audit of the ARCO rules, and each beach sign directly correlates to ARCO rules. Connie will edit the beach rules sign to reflect the ARCO verbiage. She further noted she discussed the signs with Quimby club owner, Gene, and he emailed her in full support of ARCO’s initiative.

The board unanimously approved Connie Clavadetscher prints signs discussed at the previous board meeting to include:

* Beach Road (replace existing)
* Hatchery Brook Road (Connie will as the camp owner)
* Great Averill Boat Launch (approved by the State)
* On the beach, above the high-water mark (if members protest, we will remove)

Once signs are ready, emails will be sent to members to include beach rules will be posted on the website and Facebook.

Sandra Reynolds ordered additional ARCO window clings/stickers.

The board talked about creating warning pamphlets to avoid confrontation and/or altercations.

Kim Hubbard had road signs printed similar to those in Silvio Conte; which he will post on ARCO roads.

**Golf Carts (Sandra Reynolds)**

There are no updates about a permit for riding golf carts, Sandra Reynolds is still seeking guidance. Technically, golf carts are prohibited on ARCO roads per the Jurisdictional Opinion. Sandra will remind members in an email, and this information will be included in the annual warning for a proper member vote.

**Funding for Outgoing Board Members**Dale will get gift cards for 5 outgoing members totaling $500.

**NEW BUSINESS**

**Annual Meeting Preparations**

All reports, including budget, road report, President’s report, Secretary’s report, etc. all need to be warned 15 days prior to the annual meeting so ensure they get to the secretary no later than June 30th, the targeted deadline to have ensure Sandra can prepare all materials.

The board discussed open BOD positions, which include Sandra Reynolds, Greg Donahue, and Brad Lockwood. Sandra and Brad are willing to run a second term; however, Greg is undecided. Sandra Reynolds will notify John Hull and Lori Lockwood, the nomination committee, about the open positions. Dale indicated that he may not serve the second year of his term and may not be present for the 2026 annual meeting. As such, the BOD discussed the importance of mentorship with the roles of the BOD, specifically the President, VP, Treasurer, and Secretary.

Patrick will take a sample of the wells to the State for processing to test the water wells.

Given budget constraints following the previous flooding costs, brush hogging would cost $3,500 so the board is holding off for now and possibly implementing the task every other year. Patrick Ryan will get a quote from Devereaux.

**Budget Preparation (Brad Lockwood)**

The board discussed annual trends with the road costs, which are the largest part of the budget. They also discussed beaver issues, which will be accounted for in the budget.

The board talked about trends of increasing member dues from $375 to $390 to $420. With the budget Brad proposed at $61,860.00, based on those trends, a 4% increase for 140 camps would increase membership due to $441.85 per lot, which is on par with inflation. The board decided to propose this at the annual meeting for member discussion and input.

**Other Business**

Kim Hubbard indicated ALA petitioned for no wake boats, which did not pass on Great or Little Averill Lakes.

Dale anticipates a reduction for member paid taxes on shared common land because it was put to “in use” status with the State.

**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:

* July 5, 2025 – Annual Meeting Discussion
* August 2, 2025 (Annual Meeting, In-person attendance is required. Third warning of annual meeting date and time.)

**Adjournment**

Patrick Ryan made a motion to adjourn the meeting at 12:01 p.m. Connie Clavatetscher seconded the motion. Meeting adjourned at 12:01 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.***