**ARCO NEWSLETTER**

**September 2, 2023**

**Board of Directors Meeting**

President – Dale Gilman (802)-249-0655

Vice President – Kent Koptiuch (802)-233-4423

Treasurer – Brad Lockwood

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 35 Loop Road Ext. on September 2, 2023. The meeting was called to order by President Dale Gilman at 9:57 AM. There were 7 board members present, including Dale Gilman, Kent Koptiuch via telephone, Patrick Ryan, Brad Lockwood, Greg Donahue, Julie Brochu, and Sandra Reynolds. Business began with a welcome for incumbent members and acceptance of Julie Brochu’s resignation from the board, followed by an approval of the agenda and election of officers. Officers for the 2023-2024 year were named to include Dale Gilman, President; Kent Koptiuch, Vice President; Brad Lockwood, Treasurer; Sandra Reynolds, Secretary; Patrick Ryan, Road Commissioner; and Greg Donahue, Director.

**Secretary’s Report - None – (previously provided from outgoing Kimberly Hart)**

*All regular meeting minutes have been sent to the membership. The warning letter and related documents for the annual meeting were either emailed or mailed to all members by 7/20/2023.*

*If you have had a change in address, phone number, email, etc., please see any member of the Board after the meeting and they will take your updated information.*

*To provide central and secure storage, all ARCO historical records that were transferred to me will be packaged in totes, clearly labeled, and brought to the UTG office later this month. The electronic version of records from the last four years will be downloaded to a thumb drive and given to Dale Gilman.*

*As a reminder, meeting minutes and other ARCO related documents are no longer sent via the postal service, they are emailed and posted on the ARCO website. So, if you want to receive newsletters and meeting minutes in your inbox, please be sure the Board has your email address.*

*Respectfully submitted,*

*Kimberly Hart, outgoing ARCO Secretary*

**Treasurer’s Report – None – (previously provided from outgoing treasurer Kimberly Lampert)**

Everyone was sent a copy of the Financial Report and Balance Sheet with the annual meeting minutes for review by the membership. The report was accepted as given.

**Road Report – Patrick Ryan**

The roads are the best they’ve ever seen. Patrick said that they will be graded as mentioned after Labor Day. They are attempting to get another grade from the first clearing just after the Bates Road. Currently, Patrick is looking into building three grades into the budget to include the Spring, midsummer, and Fall; possibly an extra grade just on the main drag where the heavy traffic is because access maintenance of the road is critical to ARCO members.

Gravel is available at the old dumpster site at the Hatcher Brook gate for members to use to help fill in potholes; John Hull has been doing a great job filling them in. With all the rain, this is an exceptional year for increased potholes.

Patrick will reach out to discuss the upcoming road contract with Laurent Rancourt.

Patrick is still looking into a culvert that needs to be fixed by Jared Hart’s camp on Loop Rd.

Greg Donahue motioned to approve the road report, Brad Lockwood seconded the motion. Motion carried.

**OLD BUSINESS – Sandra Reynolds**

**Sign Construction and new sign language**

Dale Gilman discussed sign construction for the private areas. John is working on building a board sign. For a more inclusive community, the board is asking ARCO members’ input, specifically for ARCO members to contribute ideas about what should on the signs and what they would like it to say. Any ideas, suggestions, or input can be sent to one of the following board members:

Dale Gilman:   [Dalegilman@gmail.com](mailto:Dalegilman@gmail.com)

Patrick Ryan:   [darknight451@outlook.com](mailto:darkknight451@outlook.com)

Kent Koptiuch:   [kskgeos@aol.com](mailto:kskgeos@aol.com)

Sandra Reynolds:   [sandra.reynolds2002@yahoo.com](mailto:sandra.reynolds2002@yahoo.com)

Brad Lockwood:   [trackersinn@gmail.com](mailto:trackersinn@gmail.com)

Greg Donahue:   [donahuepropertiesllc@gmail.com](mailto:donahuepropertiesllc@gmail.com)

**Averill Boat Launch Lease with State**

Initially, the board suggested raising the fee charged to Vermont Fish and Wildlife to use our access to Little Averill Lake from $1000.00 to $2000.00. The State indicated they required a lease for anything over $1,000. At the annual meeting, members voted down raising the fee to $1,000. The State presented a contract at $1,000 for 20 years. Brad Lockwood made a motion not to accept the State’s contract. Brad Lockwood seconded the motion. Motion carried.

Dale Gilman suggested we pursue a contract that protects ARCO and suggested a 1-year simple contract be considered. Kent Koptiuch agreed, indicating a 20-year contract was not in ARCO’s best interest as an association.

Brad Lockwood suggested Kent Koptiuch draw up a simple contract for review, given his background. Julie Brochu suggested Jim Clemmons could review/edit the contract prior to submitting to ARCO attorney.

Patrick Ryan made a motion for Kent Koptiuch to draw up a proposed contract and have ARCO attorney review. Brad Lockwood seconded the motion. Motion carried.

**Update on the Sustainable Harvesting and Common Lands Management Proposal, Discussion, Decision**

Previously, a copy of a proposal from Vermont Forestry Associates, Inc. (VFA) from Bob Burke was submitted for $5205, with a $480 preview time.

At the annual meeting, motion carried to put ARCO into land use and members capped the fee at $3,000.

Kent Koptiuch received a second proposal from LandVest for $2,750 to enroll the property. LandVest’s proposal is well within the capped $3,000 range.

Kent Koptiuch explained it is ARCO’s responsibility to manage its land and preparing a land use program will enhance the value of the ARCO property and likely bring taxes down. Kent further explained harvesting the timber will afford ARCO the opportunity to make money from the timber harvested.

Through further discussion, Kent Koptiuch explained that regardless the decision, Bob Burke took the time to walk the property with him. As such Kent suggested ARCO at least pay the $480 for Bob’s preview time.

Greg Donahue made a motion to approve LandVest’s contract. Patrick Ryan seconded the motion. Motion carried and ARCO will be entering into a land use contract with LandVest.

Patrick Ryan made a motion to reimburse Bob Burke $480 for his time. Greg Donahue seconded the motion. Motion carried and the board agreed to pay Bob Burke $480.

**NEW BUSINESS**

**MS TEAMS/Zoom Account for ARCO**

Because various email conversations made it clear ARCO members wanted more to say in ARCO matters, to create a more inclusive involvement in meetings, the Board discussed setting up either a ZOOM or MS TEAMS account.

Dale Gilman noted that members would have the opportunity to attend all Board meetings, with the exception of the annual meeting, which members would be required to attend in person because it is held at the Little Averill Boat Launch, which has no cellular or telephone service.

Greg Donahue made a motion to set up a ZOOM or MS Teams account with as many lines as possible for $500, which will enable ARCO members to attend Board meetings, except for the annual meeting, which would require in-person attendance. Greg Donahue seconded the motion. Motion carried.

Sandra Reynolds will research ZOOM and MS Teams and setup the most cost-effective solution.

**New Law Firm to Represent ARCO**

ARCO’s attorney, Dan Richardson, has left the firm to become a Judge, leaving ARCO without an attorney.

Brad Lockwood made a motion to seek Counsel with Valsanqiacomo, Detora, & McQuesten (VDM Law). Patrick Ryan seconded the motion. Motion carried.

**Funding for Outgoing Board Members**Dale Gilman suggested recognizing outgoing board members for their service to the ARCO community with a gift certificate in the amount of $100 per person as a thank you for acting on ARCO’s behalf.

Kent Koptiuch made a motion to allocate $600 to fund $100 gift certificate for each outgoing Board member. Patrick Ryan seconded the motion. Motion carried.

Thank you to our outgoing Directors for volunteering and serving our ARCO membership.

**2023-2024 Plowing Contracts**Plowing contracts will likely be the same as last year. Patrick Ryan will be asking for bids soon to cover the upcoming winter season.

**Review Insurance Coverage**Currently, ARCO pays $2,997 annually for liability insurance. The policy provides adequate liability coverage to protect ARCO.

**Comments and Announcements**There are rules about clearing shrubs and waterfront cutting because it impacts erosion. The Vermont Shoreland Protection Act (10 V.S.A. 49A) establishes regulations for guiding shoreland development. It applies to activities within 250 feet of the mean water level of all Vermont lakes greater than 10 acres.

Additionally, ARCO has rules and regulations pertaining to the common land, including Big Averill Beach, Little Averill boat access area, roads, water wells, and rubbish removal.

*Removal, cutting, or destruction of live trees, plants, shrubs etc. on ARCO common lands is prohibited.*

If you have any questions about the rules, please contact one of your Board members prior to cutting or removing any vegetation.

ARCO FaceBook page was previously shut down because of negativity. The page will be reopened to a closed group (the ARCO community). Please feel free to join, share photos, and comments, but keep the page positive, no negative comments. The account will be monitored.

The ARCO Board of Directors (BOD) was established and is managed by the membership. Moving forward, elected directors may hold three consecutive terms for six years, then must remain off the board for one year before joining again. All members are encouraged to run for the BOD.

**Dates of Next Board Meetings**Upcoming board meetings will be held the second Saturday of each quarter to include the following, locations to be determined:

* October 14, 2023 – 196 Loop Road, Averill, VT (Camp Grin An’ Bear It) 10:00 a.m. – 12:00 p.m.
* January 13, 2024 – Place TBD
* April 13, 2024 – Place TBD
* July 13, 2024 – Place TBD
* August 3, 2024 (Annual Meeting, In-person attendance is required.)

**Adjournment**

Brad Lockwood made a motion to adjourn the meeting at 11:45. Patrick Ryan seconded the motion. Meeting adjourned at 11:45.

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