**ARCO NEWSLETTER**

**August 31, 2024**

**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 at 196 Loop Road on August 31, 2024. The meeting was called to order by President Dale Gilman at 10:03 AM. There were 6 board members present, including Dale Gilman, Connie Clavadetscher via MS Teams, Patrick Ryan, Brad Lockwood, Kim Hubbard, and Sandra Reynolds. Business began with a welcome for incumbent members followed by an approval of the agenda and election of officers. Officers for the 2024-2025 year were named to include Dale Gilman, President; Connie Clavadetscher, Vice President; Brad Lockwood, Treasurer; Sandra Reynolds, Secretary; Patrick Ryan, Road Commissioner; Kim Hubbard, Director, and Greg Donahue, Director.

**Secretary’s Report - Sandra Reynolds**

All Board of Directors meeting minutes have been sent out to the ARCO community or posted on the ARCO website. There have been multiple email address updates, of which changes are continuing to be updated on the master list. Individuals will continue to be contacted to ensure the list remains current. There are four pending “Daemon Mail Failures” which a letter will be sent with a contact update sheet provided to ensure the list is up to date.

MS Teams invites for the first FY25 meeting have been sent to the ARCO community, with the option to join in-person. Invitations will continue to go out to the ARCO community for each meeting to promote transparency and inclusion.

It has been brought to the Board’s attention there was significant confusion from members, thinking there were bylaw changes at the annual meeting. The bylaws were sent in the annual warning packet inadvertently. Please be patient as officers learn to navigate their newly elected positions. At the annual meeting, the actual changes were to modify the ARCO Rules & Regulations. The motion to update the ARCO Rules & Regulations was made by an ARCO Member. Based on a 30-day notification technicality, the Secretary suggests the motion to change the rules at the annual meeting be rescinded. However, the member who requested the change provided the request on July 12, 2024, which has since been 51 days. Because a change to rules and regulations can be made by the board and given the decision at the annual meeting was unanimous, the Secretary suggests the board discuss and vote on that change at the August 31, 2024, meeting.

The ARCO website and Facebook pages have been recently updated and will be routinely updated. Thank you to ARCO members who provided pictures, updates about the roads, and other issues. Member input proves successful, especially in keeping all members informed. The Board values your input and encourages folks to continue submitting information, photos, etc.

An ARCO member reached out with concerns about “free” items being left at the turn to Little Averill. He indicated this posed a problem in the past and asked the Board to reach out to members reminding them people can put items at the end of their driveways but not out on ARCO property. A note will go out to the ARCO community. The same member also noted the beavers are back at the big culvert just past the Little Averill turn.

Brad Lockwood motioned to approve the secretary report, Patrick Ryan seconded the motion. Motion carried.

Discussion ensued about “free” items. The board agreed a note should be sent to the ARCO community that “free” items are okay at the end of drives, but not in the common area.

Connie Clavadetscher requested the floor and asked if anyone contacted the paper company to come in with equipment to take the beavers out and about how to humanely move them. Topic referred to committee and Connie will be looking into contacting the State to get assistance removing the beavers.

**Treasurer’s Report – Brad Lockwood**

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 discussed with lines requiring changes to move items from the reserve accounts to pay for road repairs and the land use.

In August checks were written to Rancourt for $9,152.23 for road repairs from the July storm and $50 to Sandra Reynolds for 2023-2024 Secretary of State change fees.

Work has begun on Annual Assessment Invoices. UTG has been contacted for new owner address and invoices will be mailed by mid-September.

Patrick Ryan motioned to approve the treasurer report, Sandra Reynolds seconded the motion. Motion carried.

Members discussed assisting Treasurer to get assessments out. All members offered to assist Treasurer.

Sandra Reynolds noted that an ARCO member indicated that a corrected annual budget from the annual meeting, showing line changes would need to be updated and submitted, showing the work.

**Road Report – Patrick Ryan**

Work is almost wrapped up from the July storms. Rancourt was pulled to Clarkesville but will return to finish ARCO work upon completion. Not much work is left to complete from the storm aside from a culvert or two here and there. Rancourt will likely grade Jackson Road upon return. The high banks on Loop Road will be discussed.

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

Kim Hubbard requested the floor and noted concerns about safety for runners and bicyclers.

Kim Hubbard further noted that given the LWAP, the individuals will be taking a more intensive look at roads when making their assessment so ARCO should remain cognizant of that.

**OLD BUSINESS**

**Signs for Board Entrance of ARCO**The board discussed signs for the Board at the entrance of ARCO. 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)

Connie Clavadetscher:   [connieandcolin2013@gmail.com](mailto:connieandcolin2013@gmail.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)

Kim Hubbard: khubbard358@yahoo.com

Topic tabled for further review in October while Connie Clavadetscher conducts a current signage audit at the beach.

**Funding for Outgoing Board Members**ARCO will be 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.

**NEW BUSINESS**

**Dates of Next 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:

* October 12, 2024 – 196 Loop Road, Averill, VT (Camp Grin An’ Bear It) 10:00 a.m. – 12:00 p.m.
* January 11, 2025 – Place TBD
* April 12, 2025 – Place TBD
* July 5, 2025 – Place TBD
* August 2, 2025 (Annual Meeting, In-person attendance is required. First warning of annual meeting date and time.)

Brad Lockwood made a motion to accept the meeting dates. Kim Hubbard seconded the motion. Motion carried.

**Water Well Testing**To date, tests have not come back for the wells. Patrick Ryan will be reaching out to get up-to-date information or contacting Gosselin to have the testing done.

**2023-2024 Plowing Contracts**   
Discussion about upcoming plow contract ensued. Dale indicated bids should go out earlier this year.

Patrick Ryan suggested changing the dates to span from November 15th until April 1st.

Connie Clavadetscher suggested reviewing past seasons and creating a 3-year contract based on the data. Three-year contract referred to committee and tabled for further review while Connie investigates and reviews draft proposal.

**Review UTG Letter**It was brought to the Board’s attention the UTG received complaints about ARCO Rules and Regulations being changed without being warned and passed by the appropriate vote, as well as minor children driving golf carts on public roads and lack of Sheriff presence in ARCO. The UTG letter indicated that the changes go against deeded easements as well as the ACT 250 JO.

The Board reviewed the ARCO Bylaws, ARCO Rules and Regulations and Vermont Statute. A change in ARCO bylaws would require 100% membership presence with ample notification; however, a change to ARCO Rules & Regulations can be voted on by the Board with 30 days written notice. Vermont Statute states that even without ample meeting warning, a company may conduct business at annual meetings set forth and held on a date in accordance with the bylaws, and “does not affect the validity of any corporate action.”

Topic regarding Rules & Regulations change discussed further under “*Review ARCO Rules & Regulation Vote at Annual Meeting*” below.

President Dale Gilman addressed the issue with minor children driving golf carts on ARCO roads, and since then the problem has been resolved.

A follow-up letter will be sent to UTG to address all complaints.

**Review Recent Issues at the Beach**

On July 4, 2024, there was an altercation at the beach in ARCO and an ARCO member was assaulted. There have also been several incidents of littering, fires on the beach and people setting up camp, against ARCO rules. Topics will be addressed in correspondence to ARCO members.

**Review ARCO Rules & Regulation Vote at Annual Meeting**

Based on the 30-day notification technicality noted under *Review of UTG Letter*, Patrick Ryan made a motion to rescind the rule change made at the annual meeting and open the topic for discussion. Kim Hubbard seconded the motion. Motion carried.

Discussion ensued and the Board reviewed the *State of Vermont Agency of Natural Resources Fish and Wildlife Department, Department of Forests, Parks, and Recreation Long Term Access Plan for the Private Timberlands Portion of the Kingdom Heritage Lands*. The *Public Access Easement* strictly prohibits ATVs and UTVs; however, does not prohibit golf carts or snowmobiles as a recreation. The Public Access Plan for Private Timber Lands was amended to accommodate corridor management and include snowmobiles based on VAST corridor management proposals.

Sandra Reynolds rose to offer point of information and noted the request to change ARCO Rules & Regulations was received on July 12, 2024, which is 51 days from the date of request to August 31, 2024. She provided a copy of the conservation easement which included a summary of the easement and legal implication.

The Board further considered the member vote at the annual meeting. Patrick Ryan made motion to make the change to ARCO Rules and Regulations on Alson Perry’s request at the annual meeting. Brad Lockwood seconded the motion. Motion carried.

ARCO Rules and Regulations will be changed/amended under *RULES AND REGULATIONS PERTAINING TO COMMON LANDS, INCLUDING BIG AVERILL BEACH, LITTLE AVERILL BOAT ACCESS AREA, ROADS, WATER WELLS*, Number 4 as follows:

4. ~~No powered vehicles such as ATVs (All Terrain vehicles), UTV’s, golf carts, unregistered vehicles, off highway recreation vehicles, dirt bikes, 3&4 wheelers, doodlebugs, or snowmobiles are permitted on any roads, rights of way or common lands. This is to prevent costly repairs to roads and environmental damage as well as for safety. (Snowmobiles are permitted on approved snowmobile trails).~~ **No powered vehicles such as ATVs (All Terrain vehicles), UTVs, unregistered vehicles, off highway recreational vehicles, off-road dirt bikes, 3- & 4-wheelers, or doodlebugs, are permitted on any roads, rights of way or common lands. The Conservation Easement absolutely prohibits ATVs or UTVS to prevent environmental damage. This also prevents costly repairs to roads as well as ensures safety. Snowmobiles and golf carts are permitted on ARCO roads. Snowmobiles must be registered and fully insured. Golf carts must display an ARCO Pass and are permissible if operated by an individual with a valid licensed driver. Snowmobiles must possess a valid TMA (VAST sticker) and anyone operating them would be required to have proof of Snowmobile Safety Education Certificate (anyone born after July 1, 1983). Those operating a snowmobile or golf cart without a valid driver’s license would be required to have an accompanying individual with a valid driver’s license with them. Please note: All ARCO members’ guests must comply with ALL ARCO Rules and Regulations.**

**\*\*\*Contingent upon legality\*\*\***

**Comments/Announcements**For clearness, the conservation easement states in part:

…Previous owners of the Private Timberlands were paper companies interested in the area’s wood

resources and did not specifically develop recreation facilities for the general public. However,

they did allow the building of over 200 camps now found on the Kingdom Heritage Lands – 63

of these are located on the Private Timberlands. These camps are leased or owned for private use,

consistent with the requirements of the Public Access and Conservation Easements

The past ownership is responsible for the unusual relatively remote, undeveloped character of

these lands. Nonetheless, people did make use of the Kingdom Heritage Lands as a whole, and

the Private Timberlands area particularly, for a variety of recreational activities. Previous

landowners allowed certain recreational uses (largely hunting, fishing, trapping, and

snowmobiling, dispersed boating, hiking, skiing, and snowshoeing were also allowed), but did

not allow others (ATV/UTV use, camping, biking, and horseback riding). Use of this area over time

has resulted in “informal” recreation sites. Examples of these informal recreational sites include

old skid roads used not only for access to camps, but also for hiking; and sites used to access the

shores of lakes, ponds and streams.

An exception to the general rule of informal recreational sites is that snowmobile trails have been

formally planned, developed and marked to form a network connected to the larger network of

trails Vermont-wide. Further, since the acquisition of these lands from Champion, information

kiosks have been provided in a few key locations, hiking trails have been developed, equestrian

corridors have been designated on existing roads, and a Connecticut River access point has been

created. Thus, formally sanctioned existing public recreation facilities include snowmobile,

hiking, and equestrian trails and a few information kiosks…

In further promoting transparency, a summary of the easement and other important legal policy factors is as follows. For ARCO member convenience, the areas highlighted are prohibited.

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|  | **Private Timberlands** |
| **Area (approximate)** | 84,000 acres |
| **Easements** | 1) Conservation and working forestry  2) Public access |
| **Purposes** | Conservation Easement:  1. Principal objective: Establish &  maintain productive forestry resources  & facilitate economically sustainable  forest management while minimizing  negative impacts on conservation &  recreation values  2. Secondary objective: Conserve  biological diversity, soil productivity,  native flora & fauna, and ecological  processes  Access Easement:  1. Provide perpetual public access for  traditional and/or compatible  recreational uses (including fishing,  hunting—including training and using  dogs, trapping, equestrian uses,  birdwatching, hiking, biking, snowmobiling,  cross-country skiing, and snowshoeing)  while limiting negative impacts of access on  landowner’s forestry use.  2. Provide dispersed pedestrian access to  whole property while confining  motorized, mechanized and equestrian  uses to defined corridors.  3. Provide recreational links to adjacent  public lands and trails.  4. Effectively manage access consistent  with purposes and limitations of  Conservation Easement |
| **Primary Uses** | · forestry  · open space  · non-commercial recreation  · education |
| **Residential Activities** | Generally prohibited |
| **Commercial Activities** | Generally prohibited |
| **Industrial Activities** | Generally prohibited |
| **Mining/Surface Disturbance** | Generally prohibited  Sand and gravel extraction permitted for  maintaining roads and driveways on site |
| **Rights-of-way, driveways, etc.** | Construction, development or  maintenance generally prohibited  without written permission from  Vermont Land Trust (VLT)  Maintenance of driveways to existing  seasonal recreation camps permitted |
| **Roads** | Landowner and ANR will maintain existing  road system in coordination with  USF&WS  Landowner permitted to maintain existing  forestry roads, and to construct new forestry  roads with VLT’s approval  Other road construction or maintenance  generally prohibited without written  permission from VLT  Landowner must repair damage caused by its  activities; ANR must repair damage  caused by public use  Landowner and ANR may close roads to protect public safety or roads’ integrity  Landowner permitted to close all roads  during mud season |
| **Pesticides and Nonnative Species** | Generally prohibited (except for specific  forestry purposes with written permission  from VLT) |
| **Firwood Harvest by Users for On-Site Use** | Permitted for Landowner  Camp leaseholders may collect designated  wood for personal use with a written permit  from Landowner |
| **Forest Management and Timber Harvest** | Permitted for Landowner, subject to:  Forest Management Plan approved  by VLT, supervision by a professional  forester, adherence to Vermont’s  “Acceptable Management Practices”  (AMPs)  Emphasis: long rotations, sustainable  harvest, forest health/diversity |
| **Special Treatment Areas** | Special management restrictions apply to  the following areas:   * Ferdinand Bog and South * America Pond watershed STA * Mud Pond STA * East Mtn. Old Growth STA * Willard Mtn. Old Growth STA * Unknown Pond STA * Winter Deer Habitat STA * All surface water bodies (wetlands, * streams, rivers and ponds |
| **Closure Zones** | Landowner may exclude the public from  areas of active forestry operations, subject to  specific conditions |
| **New Forestry Structures** | Landowner permitted to build one permanent  wood processing mill, one log  concentration yard, and up to three  forestry housing camps on site |
| **Wildlife Management** | Wildlife considerations must be  addressed in Forest Management Plan  Forest management in  Winter Deer Habitat STA must be  consistent with Vermont’s deeryard  management guidelines |
| **Hiking/Walking (dispersed)** | Permitted (subject to forestry closures and  ANR’s discretion) |
| **Cross-country Skiing (dispersed)** | Permitted (subject to forestry closures and  ANR’s discretion) |
| **Snowshoeing (dispersed)** | Permitted (subject to forestry closures and  ANR’s discretion) |
| **Hunting (including training and using dogs)** | Permitted (subject to forestry closures,  ANR’s discretion, and applicable state laws  and regulations) |
| **Trapping** | Permitted (subject to forestry closures,  ANR’s discretion, and applicable state laws  and regulations) |
| **Fishing** | Permitted (subject to forestry closures,  ANR’s discretion, and applicable state laws  and regulations) |
| **Boating** | Permitted (subject to forestry closures,  ANR’s discretion, and applicable state laws  and regulations) |
| **Swimming** | Permitted (subject to forestry closures and  ANR’s discretion) |
| **Wildlife Observation** | Permitted (subject to forestry closures and  ANR’s discretion) |
| **Other Dispersed Pedestrian Uses** | May be permitted through Special Use  Permit from ANR under specific  conditions |
| **Automobile Use** | Permitted in identified Corridors, provided a  Corridor Manager is designated |
| **Snowmobiling** | Permitted in identified Recreation  Corridors, provided a Corridor Manager  is designated |
| **Bicycling** | Permitted in identified Recreation  Corridors, provided a Corridor Manager  is designated |
| **Horseback Riding** | Permitted in identified Recreation  Corridors, provided a Corridor Manager  is designated |
| **Hiking Trails** | Permitted in identified Recreation  Corridors, provided a Corridor Manager  is designated |
| **All-Terrain Vehicles (ATVs/UTVs)** | Generally prohibited except for emergency  or management purposes |
| **Special Access for Disabled Persons** | Permitted in identified corridors and with a  permit from ANR  May include use of motorized wheelchairs or  all-terrain vehicles |
| **Pedestrian Recreation Groups** | May be permitted through Special Use  Permit from ANR subject to specific  conditions |
| **Commercial Recreation (including guide services)** | May be permitted through Special Use  Permit from ANR subject to specific  conditions |
| **Camping** | Permitted only with prior consent from  Landowner or pursuant to written agreement  between Landowner and ANR; provision of  such consent or agreement is at Landowner’s  sole discretion |
| **Campfires** | Permitted only with prior consent from  Landowner or pursuant to written agreement  between Landowner and ANR; provision of  such consent or agreement is at Landowner’s  sole discretion |
| **Existing Camps** | Existing leases shall continue for  lifetime of current leaseholder plus 20  years, provided Landowner is able to secure  commercially reasonable lease terms  Landowner permitted to use, lease,  maintain, demolish, replace, but not to  expand the existing camps, subject  to specific conditions  Public may be excluded from 1-acre  area around each camp |
| **Trail Construction and Maintenance** | Landowner and ANR permitted to construct  and maintain trails for non-commercial  activities |
| **Fees for Public Use** | Fees may be charged by ANR or Corridor  Managers (but not by Landowner) to offset  management and maintenance costs,  although not for dispersed pedestrian  activities and related motor vehicle access |

**Adjournment**

Patrick Ryan made a motion to adjourn the meeting at 12:07. Connie Clavadetscher seconded the motion. Meeting adjourned at 12:07.

***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.***