**ARCO NEWSLETTER**

**October 12, 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 October 12, 2024. The meeting was called to order by President Dale Gilman at 10:08 AM. There were 6 board members present, including Dale Gilman, Connie Clavadetscher via MS Teams, Greg Donahue, Brad Lockwood, Kim Hubbard, and Sandra Reynolds. Patrick Ryan was unable to attend. Business began with an approval of the agenda and approval of the previous meeting minutes.

**Secretary’s Report - Sandra Reynolds**

*In August, after the annual meeting, 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.*

*In response to UTG, the following letter was sent:*

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

September 3, 2024

Dear UTG Board of Governors,

On August 13, 2024, ARCO Board was made aware of a complaint made to the UTG about “things taking place in ARCO” sent via email by Bobbi Magoon the UTG supervisor. The ARCO Board is following up the UTG Governors’ request to “see if ARCO will be revoting on the golfcart issue, as the last vote wasn’t warned properly.”

ARCO holds its board and members to high standards of conduct. Further, the ARCO board works collaboratively to address member concerns swiftly, openly and with transparency. Member feedback is crucial for our growth and helps us maintain a respectful and professional environment for everyone.

COPY OF LETTER SENT VIA EMAIL TO ARCO PRESIDENT, DALE GILMAN:

August 13, 2024

Dear Dale Gilman, ARCO President,

We are writing in regard to complaints, as well as concerns we have received about things taking place in ARCO. Some of the items being, Rules and Regulations being changed without properly being warned and passed by an appropriate vote, these changes go against deeded easements as well as the ACT 250 JO. We have also had reports of minor children driving golf carts on the public road. There has also not been any coverage by the Essex County Sheriff’s Office in ARCO for 2 years and the URG wasn’t notified of this. We have been informed that ARCO has been “self-policing”, this isn’t right and can’t continue to happen. The Board of Governors voted at our meeting last night to expand the Sheriff’s coverage to cover Jackson and Hatchery Brook Road. The Board feels the Sheriff’s Department needs to have a presence there for the safety of camp owners and anyone traveling {sic} the public roads.

Thank you,  
Barb Nolan, Dave Conley, Ray Royce, Anthony Soldo  
The Unified Towns and Gores, Board of Governors

Cc:  
Kirsten Sultan – Natural Resources Board  
Barb Nolan  
Dave Conley  
Ray Royce  
Anthony Soldo

ARCO BOARD RESPONSE:

* The letter shown is not on official UTG letterhead, making it difficult to discern if this is a UTG endorsed letter.
* The ARCO Board was not informed that a complaint had been filed.
* The letter references the UTG Board of Governors held a meeting; however, no member of the ARCO board was invited. Had the ARCO board been given the opportunity to listen and learn about the issues, concerns could have been addressed expeditiously.
* About “Rules and Regulations being changed without being properly warned and passed by an appropriate vote; these changes go against deeded easements as well as the ACT250 JO.” The Bylaws of Averill Recreational Camp Owners, Article 7 Meetings/Vote Section 2 states “Written notice of the place, day, hour and purposes of the annual meeting and all special meetings of the membership shall be prepared and distributed to the membership by the secretary at least fifteen (15) days prior to the meeting.” Notice of the annual meeting was posted on the ARCO website in October 2023. Likewise, notification of the upcoming meeting initially went out on July 2, 2024, seeking volunteers to replace outgoing members of the board. Nonetheless, after receiving the letter above, the Board reviewed the conservation easement and initiated conversation about appropriate measures that can be taken to ensure this is an isolated incident. The ARCO board assures you that the complaints have been reviewed and taken seriously. The motion to update the ARCO Rules & Regulations was made by an ARCO Member on July 12, 2024. Based on a 30-day notification technicality, the Secretary suggested the motion to change the rules at the annual meeting be rescinded and voted on at our BOD meeting on August 31, 2024, which has been 51 days since the original request was made. In compliance with current ARCO bylaws and rules and regulations and based on the unanimous vote at the annual meeting, the board discussed and voted on a rule change, allowing snowmobiles to use ARCO maintained roads to access trail systems and members to use golf carts on ARCO maintained roads. This rule in no way violates the ACT 250 JO, nor does it go against deeded easements.
* Regarding “We have also had reports of minor children driving golf carts on the public road.” Due to messages routinely sent to ARCO members regarding illegal activities on our roads, no children have been reported driving golf carts on public or privately owned roads within ARCO for the summer of 2024.
* In response to “There has also not been any coverage by the Essex County Sheriff’s Office in ARCO for 2 years and the UTG wasn’t notified of this. We have been informed that ARCO has been “self-policing”, this isn’t right and can’t continue to happen. The Board of Governors voted at our meeting last night to expand the Sheriff’s coverage to cover Jackson and Hatchery Brook Road. The Board feels the Sheriff’s Department needs to have a presence there for the safety of camp owners and anyone traveling {sic} the public roads.” At the 2023 annual meeting, ARCO members voted not to include Sheriff’s coverage in the budget. After the 2023 meeting, President Dale Gilman contacted the Sheriff’s office to discuss the change. The Sheriff indicated there was insufficient staffing to cover the remainder of the 2022 and 2023 contract with ARCO. Additionally, prior to the 2024 annual meeting, Dale Gilman reached out to the Sheriff and asked that if there was a motion to resume Sheriff’s coverage, would they have the staffing available to cover the area. The Sheriff indicated, “Probably not.” The conversation was held at the end of July 2024, with Sherrif Trevor Colby. While not always favorable, it is private property, and ARCO is not required to expand Sheriff’s coverage.

ARCO is a privately owned state sanctioned Vermont corporation, functioning as its own governing body. As such, the ARCO board requests that all complaints be referred to the ARCO Board of Directors, for transparency and resolution.

Please do not hesitate to reach out to me personally, or to any member of the ARCO board if you want to discuss these matters further.

Kindest regards,

Sandra

Sandra Reynolds  
ARCO Secretary  
Averill Recreational Camp Owners Corporation  
[Sandra.reynolds2002@yahoo.com](mailto:Sandra.reynolds2002@yahoo.com)

Brad Lockwood made a motion to accept the secretary report. Kim Lampert seconded the motion. Motion carried.

**Treasurer’s Report – Brad Lockwood**

July balance for 2024 was 2 K less than previous year. A check was written to Rancourt for the July 2024 storm; this expense was unexpected and not in last year’s budget. Treasurer requested a new camp owner list to begin reaching out to camp owners via email.

Kim Lampert had a request for the budget/reserve and requested revised budget post to annual meeting minutes for the annual meeting in 2025 in advance of the annual meeting.

All invoices have been sent out. There are a couple of outstanding payments for annual dues.

Roadside and boat launch check was written for $3,200.

Rancourt road work came in at $40,000, ARCO did not get a heads up regarding the extra cost.

There were additional expenses to remove two beaver dams, and many old culverts were replaced with road work. Hopefully, there will be less expenses in the future. The expenses can be split up in two payments.

There is an unpaid invoice to LandVest for $2,000.

A renewal application for insurance with Ryan Fecteau needs to be sent by December 1st.

Greg Donahue made a motion to accept the Treasurer Report. Kim Hubbard seconded. Motion Carried.

**Road Report – Patrick Ryan (given by Dale Gilman on his behalf)**

Work is mostly wrapped up from the July storms. Grading had been discussed but that will be dependent on how much work is left to be done. Overall, the roads look good with only two culverts sloshing out.

The weather has significantly impacted roads which are owned by paper companies. ARCO has been maintaining them.

There were additional expenses to remove two beaver dams, and many old culverts were replaced with road work. Hopefully, there will be less expenses in the future. The amount came in $30,000 over estimation. The expenses can be split up in two payments.

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 how early snow and freezing causes ruts but when it snows again, they will be filled in. He also identified a new culvert which requires attention.

Dale Gilman indicated plow contracts should be considered earlier with commitments made by 10/1. He further noted advertisements will incur a cost.

**OLD BUSINESS**

**Updates on JO and UTG concerns about Golf Carts**

Discussed in Secretary Report. Tabled for January meeting.

**Update on LandVest**The board discussed how LandVest would affect the common land and beach frontage, as well as the potential timber harvesting plan, which has 4 stages identified. Further discussion tabled until January meeting to vote; Dale will reach out to LandVest and bring information back to the board.

**Signs for Board Entrance of ARCO**

A temporary sign for the Board at the entrance of ARCO has been put up. Kim Lampert emailed asking about the “roof”. The board agreed it was a good idea to protect the sign.

**Payment Status for Boat Launch Lease**

Juddies porter potty for June/July/August will be placed

**LWAP – Lake Water Assessment Plan**

Once completed, ARCO may be able to get funding for culverts, etc.

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

**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 25, 2025 – 196 Loop Road, Averill, VT (Camp Grin An’ Bear It) 10:00 a.m – 12:00 p.m.
* April 12, 2025 – MS Teams 10:00 a.m. – 12:00 p.m.
* July 5, 2025 – Place TBD
* August 2, 2025 (Annual Meeting, In-person attendance is required. Second warning of annual meeting date and time.)

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

**2023-2024 Plowing Contracts**   
Discussion about upcoming plow contract ensued. Dale indicated bids should go out earlier this year. The only bid this year was from Cunningham.

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. The 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 U 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.

**Comments**

An invoice for the beaver situation has not been delivered. The dam needs to be knocked out again, which will be an additional charge. The culvert belongs to the timber company. They were observed driving by the flooding but did not deal with it. They indicated they are fine with the flooding for the time being because they don’t have any logging in the area.

**Adjournment**

Sandra Reynolds made a motion to adjourn the meeting at 11:27. Connie Clavadetscher seconded the motion. Meeting adjourned at 11:27.

***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.***