

Sachem's Head ASSOCIATION

Incorporated 1921

Annual Budget Meeting Minutes September 22, 2022 Nathanael B. Greene Community Center

Sachem's Head Association Executive Board members in attendance: Peter Fitton (President), Doug Rollins (Vice-President), Linda Weber (Clerk), Matt Wilson (SHA Zoning Officer), Johan Eveland and Corinne Wilson (Members-at-large).

Introduction – President, Peter Fitton

President Peter Fitton opened the meeting at 6:05 p.m. and welcomed those in attendance in addition to the Board and confirmed 46 proxies were received. Peter introduced Stephanie Evers, assistant to the Treasurer and Clerk, who certified that "Notice of the Sachem's Head Association Annual Meeting was sent to each and every member of Sachem's Head Association and that notice of the meeting was published at Town Hall and in the local newspaper (The Guilford Courier) in accordance with the by-laws and the pertinent statutes of the State of Connecticut."

Peter affirmed the minutes from the last year's Annual Meeting were in the package sent to all members for review and asked for a motion to waive reading and approve those meeting minutes. The motion was made and seconded; motion was approved.

For those new to the neighborhood, we are the SHA Board and we meet monthly to address the affairs of the Association. Mostly, we discuss trash collection, parking issues and local gossip. Sometimes we tackle less important issues.

Vice-President's Report: Doug Rollins

Peter introduced Doug as the incoming President with boundless energy. Doug presented his report:

- The June 3rd Spring Pot-Luck was moved to SHYC this year, originally out of concerns there might be construction equipment at the point. However, we ended up staying at SHYC even after that original concern went away and attendees seemed pleased to ring in the summer without concerns of a rain date. We'd like to try to change the tradition to this in the future.
- The 4th of July Parade and Get-Together at Chimney Corner Circle was a huge success (complete credit goes to Tori Gordon), even without our Uncle Sam!
- The September 11th Fall Dinner at SHYC was fortuitously scheduled the day after a wedding, allowing us to borrow the furniture for a wonderful indoor dinner. Efforts will be made in the future to piggyback off wedding if we can!
- The VP office (mostly Sue, my wife) very ably handled the new signage project in the neighborhood after wonderful input and debate from the Board. Everyone seems happy with the new image for the neighborhood, as well as the placement of the signs.
- Also, with Corinne's capable leadership, we installed grills at the Point and at the Tennis Courts.

Treasurer's Report: Jeanmarie Cooper

Peter announced Jeanmarie was not able to attend the meeting, she's an experienced board volunteer and has been instrumental in upping our financial game. Peter presented her report:

SHA ended FY22 with recorded revenues of \$172,483, which was in line with both FY21 revenues and our FY22 budget. As a result of higher expenses totaling \$174,696, we incurred a Net Loss of just over \$2,000 (unaudited). The primary drivers for the increased expenses as compared to FY21 include the following:

- \$6,000 increase in trash/recycling expenses
 - \$2,100 new Uncas Pier kayak rack
 - \$5,900 new SHA signage
 - \$3,700 parking line painting
- The increase in the mill rate between FY20 and FY23B resulted from a combination of higher expenses (+6%) over the period and a slightly reduced SHA tax base (-1%).
 - Costs associated with SHA 50% share of the footbridge replacement, continued investment in Association-owned properties and a significant hike in trash hauling fees drove the increase in expenses and thus the mill rate.
 - At fiscal year-end 2022 (June 30), SHA had \$120,873 on hand. Of that amount, \$46,408 was earmarked for the SHYC tennis court reserve fund as per the terms of the lease agreement.
 - Attached please find SHA's summary Income Statements for the fiscal years ended June 30, 2020-23B. Please feel free to contact me with any questions or concerns.

Clerk's Report: Linda Weber

Peter introduced Linda, she has done amazing work updating and maintaining our directory and mailing list. Linda presented her report:

14 properties have changed hands in the past 2 years. There were two significant projects this year; updating the SHA Directory to include a section on Frequently Asked Questions and the re-design and installation of new SHA signs throughout the association. The signs feature the new SHA Logo System features the colors blue and white and is also used on Association letterhead, website stickers and signage.

Planning & Zoning Report: Matt Wilson

Peter introduced Matt Wilson, he is very diligent and a hard-working volunteer. Matt presented his report:

Zoning has been quieter than expected this year, in fact we have been able to cancel our last three meetings (June, July, and August). We are currently working to opt out of two state mandated zoning edicts, Granny pods and Accessory apartments (an explanation available upon request). We have hired an engineering firm to compare our regulations to those of surrounding towns in order to rewrite the regulations again to plug any holes that may allow projects we wouldn't otherwise want. In addition to mediating a hedge dispute between neighbors the commission:

- 12/21/21 - Uncas Pier: Approved request from association to install a low kayak rack.
- 1/19/22 - 539 Colonial: Approved application to enclose two covered porches and install new stone terrace.
- 1/19/22 - 77 Chimney Corner Cir: Heard application to raise house 3 feet. Held Project for CAM Review
- 3/25/22 - 77 Chimney Corner Cir: After receiving and reviewing the CAM application individually, with no objections the CAM Review was approved. Also approved was the Raising of the house 3 feet.
- 4/28/22 - 124 Prospect Ave: Approved placement of an Air-Conditioning Condenser at the southwest side of the home.
- 4/28/22 - 210 Falcon Rd: Noted acceptable repair of outdoor shower and 2nd floor deck. Awaiting survey for new build of 1st floor deck.

- 8/18/22 - 144 Falcon Rd: By e-mail, approved the removal of a small structure to allow for a pool deck expansion with accompanying landscaping.
- 9/9/22 - 210 Falcon Rd: After receiving and reviewing a survey, the Deck was approved.
- 9/21/22 - Cancelled June, July, and August meetings.

Matt Wilson made a motion the Association add a position of Health Officer to the board of directors and he nominated MaryAlice Lee, the motion was seconded, motion approved.

Nominating Committee: MaryAlice Lee

Peter introduced MaryAlice, a longtime board member and Past President, she presented the following report:

Sachem's Head Association Bylaws Article II calls for electing the Executive Board at the Annual Meeting for terms of office beginning October 1.

The Sachem's Head Association Nominating Committee has prepared the following list of candidates for the Executive Board:

Doug Rollins Jeff Weber Jeanmarie Cooper Tory Gordon Edwin Fisher Johan Eveland
 Corinne Wilson Matt Wilson Doug Miller Peter Fitton

The newly elected Executive Board shall meet after the Annual Meeting to elect a President, Vice President, Treasurer and Secretary.

Respectfully submitted,

Andrew Fisher, Robert Davidson, MaryAlice Lee, the Nominating Committee

Hearing no additional nominations from the floor, the motion was moved and seconded and the slate as submitted was approved.

Public Service: Joe Anastasio

Peter announced Joe A. was not able to attend the meeting, he has tackled many varied aspects of maintaining SHA property. Peter presented his report:

Bozzuto's has taken over the carting. We did have some incidents concerning schedules but all were resolved. Also, SHA will be negotiating a new contract this coming year.

Public Works: Joe Weissberg

Peter announced Joe W. was not able to attend the meeting, he is the speed bump sheriff. Peter presented his report:

There are no present issues regarding traffic or safety that need to be addressed.

Tennis Courts: Corinne Wilson

Peter introduced Corinne, she is a Member at Large and tennis court czar responsible for many improvements such as the patio and grills. She presented her report:

We know that the tennis courts are currently in disrepair. We are working on a solution for next year. We are disconnecting the telephone at the Tweed House and replacing it with wireless internet so that it may be used to make and receive calls over Wi-Fi especially in the event of an emergency.

Kayaks & Dinghies: Johan Eveland

We added a new kayak rack at Uncas Point. All is well.

Peter thanked Sue Rollins for all her hard work on the new signage. Also thank you to Stephanie Evers, our bookkeeper and assistant to the treasurer and clerk. She has been invaluable stepping in to organize the affairs of the association.

Old Business:

The on-going issue of cell service in the area was raised, it was mentioned that an informal survey was done and the information passed along to the town. Also brought up was looking into whether there would be any resistance to putting a cell tower on SHA property.

New Business:

How much time did the board spend in communication with the town on the Beach Project? Some emails with explanations of the scope of the project. With regard to raising Falcon Road, what will happen to the parking lot at the tennis courts, will it be below the road? It may be below the road and the entrance will have to be addressed. Are there any plans to add more sand to the beach? No discussion on that subject.

There being no further business, a motion to adjourn was made and seconded, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,
Linda Weber, Clerk

**Sachem's Head Association Historical and Budgeted Income Statements
for the Fiscal Years Ending June 30, 20XX**

	Audited FY20	Audited FY21	9/3P Forecast FY22	Budget FY23*
	\$ 118,662,280 1.096	\$ 117,596,080 1.335	\$ 117,285,430 1.335	\$ 117,386,480 1.600
Income				
Property Tax Receipts	\$ 128,419	\$ 156,347	\$ 156,576	\$ 187,818
SHYC Tennis Court Lease	10,000	12,000	13,000	13,000
Other	2,599	2,751	2,534	2,300
Total Revenue	141,018	171,098	172,110	203,118
Administrative Expenses				
Bookkeeper/Admin	8,147	7,162	6,974	7,000
Insurance	15,954	15,806	15,190	17,000
Audit and Legal	14,317	5,741	8,143	9,325
Real Estate Tax	11,942	12,046	12,162	12,500
Other	5,508	6,315	5,042	6,720
Sub-Total	55,868	47,070	47,511	52,545
Public Service Expenses				
Refuse and Recycling	60,612	60,580	64,500	71,000
Landscaping/Mowing	5,668	7,782	9,555	8,000
Tennis Courts	10,550	4,982	8,176	10,000
Repairs/Maintenance	2,177	5,259	5,640	3,500
Docks	24,600	3,656	4,692	5,000
Security and Traffic	2,794	2,350	11,055	3,500
Footbridge Replacement	-	20,000	18,802	18,802
Other	3,539	3,775	3,794	4,060
Sub-Total Public Service	109,940	108,384	126,214	123,862
Total Expenses	165,808	155,454	173,724	176,407
Net Surplus (Deficit)	\$ (24,790)	\$ 15,644	\$ (1,614)	\$ 26,711

*FY23 Budget approved by SHA Executive Board on April 12, 2022