

HLA Monthly BOG meeting held Monday 7/31/23. The meeting was called to order at 6:41pm by chairman Jay Cassella.

Attendance by Zoom: Ipad2 – Mary Shea? (did not answer question for identification)
Attendance in person: James Nicholson, Victoria Nicholson, Alan Sokke, BJ Choitner, Alan Howell, Sharon Howell, Sandra Kiehm, Eleanor Porriello, Rich Petruziello, Jill Carey, Mary-Beth Russo.

All Board members in attendance except Recording Secretary Frank Nunes.

General Discussion:

Alan Howell – Re: spillway; reported recently visitors (suspected family on vacation) were walking all over the spillway and placing themselves at risk and risking potential liability to HLA. He noted that currently no warning signs or barriers exist there. Suggests maybe a sign should be put up.

S. Kiehm - today saw many members and BOG working tirelessly to help clean up and improve drainage on association property. She feels it's important to acknowledge the hard teamwork and to appeal for continued and increased support and neighborliness as we move forward with a goal of increased cohesion, consideration and unity. She further appealed for all to put the problems of the past behind us.

Alan Stokke- Pointed out the missing BOG minutes on the website, including those of the committee minutes should be posted. He's been researching the situation with fines of members, and was unable to find any record of anyone ever being fined before, going back decades. Ms. Stokke reported he doesn't ever recall from memory in over 45years at HLA anyone fined. He suggests that the BOG is way overdoing it with referring the matter to counsel and should rather save it for serious situations such as the camping situation. He feels the same applies to building permits. Pointed out that over the years many sheds, docks and additions, were installed without such permits on Board records and it was never an issue like now. He's advocacy for moderation instead of all this overkill and associated attorney costs. Jay Cassella spoke as member after ceding his chair. He stated that no one on the Board is going after any member, but rather defending themselves as the member is coming after the BOG.

Mary Arnold- claims that no notice went out to members seeking volunteers to help today. Many would participate if only they were notified. She feels better communication is needed.

VP Brian Polak Indicated that the 7/2010 Monthly meeting minutes show Celest Benoit BOG member receiving a letter from Douglas Pier asking his fine be reversed regarding his septic system issues. This shows people have been fined previously.

Approval of minutes for June 2023 BOG monthly meeting, two copies were submitted,

original by F. Nunes, Recording Secretary and then corrections made by Bob Kiehm. It is noted the word "And" is missing under the section that refers to the \$2000 tree removal budget approval and that the section regarding the standing list of committee volunteers the word "having" should be replaced with "have". Motion to accept the minutes with edits was made by C. Porriello and 2nd by B. Polak. Approved unanimously.

Treasurer report - Bob Kiehm. Income this month from taxes, interest and miscellaneous was \$40,920.80. Expenses were \$2,968.89 as detailed in written report to be entered into the record, mostly administrative supplies and grounds maintenance. Details read out to those in attendance. Motion to accept by Laurel Hoynoski with B. Polak 2nd, no objections recorded.

Tax collectors report - 2023 due to bring in \$61,127.81 as of today \$38,916.69 came in tax payments plus back taxes and fees for total of \$39,695.04. \$2000 pending to clear at bank will be on next month's report. Sheri Berger received an email Re: online payment portal being down and thus last-minute payments may not make it in time. Reportedly, Town was also down at that time.

Septic report - Anthony Grandazzo, indicated that "Cahill is in process of pumping septic tanks right now". No reports received thus far.

Road Committee report - A review of roads was done a couple weeks ago during a heavy storm and an assessment of drainage issues was made. Repairs at 25 Shore Dr, are to be completed tomorrow. East Shore beach culvert to be completed By Mid-August . Also drain pipe and culvert on west Shore Dr needs repair to be prepared for riprap placement. Road surfaces are in overall good shape. The committee is making a list of future needs for drainage.

Lake & Dam report - report of 7/24/23 by Dave Chalifoux was read. Weed control application discussed and well as water testing for E. Coli to be 1st week of August. All boats are to have stickers affixed. Tree removal @ spillway is currently under contract, awaiting date to be completed. Beach erosion is mostly under control. The Committee is to be making regular installments of informational handouts to members. It is recommended members refrain from pesticide and fertilizer use for the sake of lake health as much as possible due to its negative effects on the lake ecosystem.

Aquatic Wildlife Committee - Thanked members for all the hard work, especially the lake committee. Their latest meeting was in July. They are compiling a Native Vs Non-Native species workshop for the membership, no report yet. They will send out notice electronically.

Audit committee - no report

Web/Facebook Committee – There is a need to update with minutes of meetings as well as a need pictures and profiles of all the board members.

Beautification committee – It was proposed a name change to “events committee”. The recent tag sale generated \$1,004. Thanks for all who helped. Some items remain for future sales. A portion of the proceeds is going to the Aquatic Wildlife Committee and the remainder to plan a community/family event as requested by membership. There are ideas of holding outdoor movie nights at the beaches. Give them your thoughts.

Old Business - 25 Shore Dr, plates were installed today, plan is to finish the job tomorrow w/ stone. East Shore Dr drainage @ culvert started today with stone to be completed tomorrow.

Bylaw Committee report – They met 2x in July on Democratic Rules of Order and Sec52 on Building regulations clarification. Next meeting is set for 8/10.

-Rules of order review: Prior recommendation was too lengthy so they've been working on how best to incorporate them. Handout was passed around including a list of rules the BOG is held to. This was done with the goal of meetings being held with efficiency and respect for each other. Motion to adopt these as a guideline for future meetings was made by Heather Edelson and 2nd by Cindy Porriello. (Note that this is not a new bylaw or change). No objections made, passed unanimously. Guidelines will be posted on the website and made as an attachment to the bylaws.

Sec52 - because of pending legal consultations has to be tabled. Motion to table by ???? (undecipherable from audio) Seconded by ???? (undecipherable from audio), no one opposed.

Violations / fines for camping- notice to be sent to Knickerbockers. Ask them for copy of written permission they claim to have. Nothing found in record of such prior permission. Currently in violation of bylaws, fine will be imposed. Discussion held about how to enforce violations going forward and the use of fines in a fair and consistent way according to charter and bylaws. Bob Kiehm objected to new letter of fines to Knickerbockers and proposed asking again for their authorization letter in order to camp. Jay Cassella indicated that a letter was sent out last year saying there is NO camping allowed, so notice was already given. This year they set up RV's. They have not produced the supposed permission letter thus far. Bob Kiehm wants another notice letter sent instead of a fine. Jay Cassella will redraft the notice letter to outline future consequences. Sending of letters is tabled until the redraft is completed. Motion to table sending of the letter made by Bob Kiehm and 2nd by ??Laurel?? (Couldn't recognize voice).

-Concrete monument missing at corner of Twin Oaks Lane (paper road) and Shore Dr. Marking the boundaries of association property. Monument indicated in prior survey maps. Town claims no jurisdiction on the matter. Search conducted today w/o success. According to Jay Cassella it is believed to have been lost due to actions of the homeowners adjoining that property line and thus their

responsibility to recover. The BOG has been prohibited from the property by homeowner. Due to current higher elevation of soil on the property, it is believed by some BOG members the monument may be there but buried. Suggestion was that a letter to the homeowner be drafted requesting the situation be corrected.

Brian Polak submitted requests to Bylaw Committee. On Sec18 re: voting and ballots to clarify what is a ballot and how to conduct elections. Also to clarify the nomination process. He prepared pro/con proposal for consideration. It was noted that the process for this is that the proposal be submitted to the Bylaw committee 1st and then to the BOG. After submission no changes can be made. It must be read in its entirety on the record as it is to be entered. Brian Polak Read his proposal in it's entirety.

Sec22 also by Brian Polak is re: president responsibility as directing / presiding over meetings and accepting nominations process. He compared the BOG to the national political system of opposing parties and the president's role in that system to make his own nominations. His proposed language was read in its entirety as well. He feels the president should have his own agenda and the power to "drive" such agenda.

Bob Kiehm wants to condense the language before presenting to membership, Brian wants all details presented. The language will be presented to the membership ahead of the next BOG monthly meeting in order for them to be ready to vote on it. The goal to have it ready for the September BOG monthly meeting. It has to be submitted to BOG at August meeting by ByLaw committee.

There was a Special Meeting request for bylaw change by J. & V. Nicholson, presented by V. Nicholson. For bylaw changes to sections 41 & 48A Re: boats allowed on association waters. Goal to prohibit any outside vessels so as to prevent invasive plant species as well as set parameters for the lowering of the levels of the lake water. The language was read in full for the record. Special meeting will be scheduled on this matter w/in 60 days and the matter will be moved forward.

General Discussion opened:

Alan Stokke - pointed out that bylaw changes have to be submitted to the ByLaw committee for review before being brought to the members for a vote. This was disputed by BOG, will be researched before next step. Victoria Nicholson read sec14a language on the matter. Special Meeting must be held w/in 30 days after being presented. She asked for 10 votes to move it forward, (audio unclear as to whom those may be)

-Mary Arnold suggested a letter to Knickerbockers w/ timeline to prove their case. Also a change to the building regulations language as it's confusing, particularly where it refers to "alterations". Many members remain confused as to the requirements.

-Keha Esposito agrees w/ some of Mary's points. Also, re: Building Regs it seems there was prior effort to clarify language early this year (possibly April), including talk of a letter and fines to those not in compliance. She advocated no fines be issued until the existing language can be clarified, just like the BOG has done for the camping situation. Also, as to the monument situation, she asked if there is any proof this was caused by the homeowner? She was told this is not a discussion. She then rephrased to state maybe the Association should look for the monument before making accusations of its absence related to the homeowner. Maybe use a metal detector.

It was remarked by an unknown person (voice not recognized) that they were thankful for the continuing ZOOM broadcast as today there are 11 members attending in person and 7 on ZOOM thus demonstrating how beneficial and need ed it remains to the membership.

Sandy Kiehm wanted to also thank other members she failed to mention by name earlier in her thanks, particularly Mr. & Mrs. Nicholson.

Mary Arnold, added that evidenced by her photos, Jay Cassell helped rebuild the wall bordering the homeowner where the monument went missing at the time the work was done on the property immediately after the new homeowner moved in. There were also two vendors involved. Mary feels further due diligence is needed before any further accusations being made to the fate of the missing monument.

Brian Polak congratulated Sheri Berger our current tax collector in being nominated for town tax collector.

Meeting adjourned at 8:1? (Unclear from audio)

Motion made to go into executive session for purpose of discussing litigation. Bob Kiehm motioned to go into executive session and ??Cindy Porriello?? seconded (unclear from audio). No objections noted.

The BOG entered executive session approximately 8:1?PM (unclear from the audio recording). According to communication from Mr. Kiehm no action was taken during said executive session. The BOG came out of executive session at ?:??PM (session not recorded and end time not reported to Recording Secretary at this time).