

## **Minutes for the Gerald Park Association Annual Meeting Held September 20, 2018, at Coventry High School**

John Petrovits called the meeting to order at 7:10 pm. A quorum was established. Board of Directors members present were Harvey Barrett, Steve Belanger (late arrival), Lisa Catanese, Jim Copley, Sharon Morel, John Petrovits, Sharon Powers, Ray Shedrick.

**Audience of Members:** Nine Association members were present.

**Minutes:** Minutes from the August 16, 2018, Board meeting were unavailable in print but posted on the website; Board members were asked to review them prior to approval at the next regular meeting.

### **President's Report:**

John Petrovits reported:

- A new canoe rack is at the beach and cost less than the \$200 allocated for it. Thanks were extended to Association members and Board members who worked to put it together.
- Heavy rains are washing away sand at the beach; we will need to consider funding at the next budget meeting to reestablish the sandy area.
- We had a nice turnout for Gerald Park Day on August 25 despite the rescheduling due to weather.

### **Tax Collector's Report:**

Laura Young reported:

- There are 157 total accounts in the Gerald Park Association.
- Total taxes & fees collected as of 9/17 was \$8,823.45.
- Total delinquent taxes & fees was \$3,520.53.
- Current year tax collection rate was 89.12%.

### **Acting Treasurer's Report:**

John Petrovits reported that as previously discussed, the Rainy Day fund has been closed out and the money (\$2,650) moved to the Capital Improvement Fund.

### **COMMITTEE REPORTS:**

**Avery Shores Turnover:** Mary Ann Hansen spoke about the efforts of her committee to have the Avery Shores road turned over to the town. She met with Town Council Chair Joan Lewis as well as Public Works Director Mark Kiefer, who explained the work that would need to be done prior to a turnover, most of which involved the two ends of the roads, some drainage repairs, and some crack sealing.

- Current options are to turn over just the portion from Ross/Chase to Dooley and have the Association retain and maintain the two ends, or to try to repair the entire road so it can all be turned over at once.
- Mary Ann said a very rough estimate of the cost of full repairs is \$35,000.
- Joan Lewis suggested that if the town was going to help pay for repairs, the Association should come up with a fair price to pay the town to take it over. A large portion of those funds could come from the Association's Capital Improvement Fund, with perhaps small annual payments to the town going forward.

- One issue is whether a turnaround is possible at the west end of the road. A homeowner at one point offered to give up some property as an easement to the town. The turnover committee was asked to inquire if this offer is still available. Using some Association-owned property at that end to create a turnaround also was discussed.
- Next steps would be continued work with the Town Council and Public Works Department, then a Special Meeting once a proposal is formed and agreed to by the town, then a target date of June 2019 for a final vote.
- Mary Ann was sincerely thanked by the Board for her work and commitment to this project.

**Beautification:** Anthony Skut reported that at the beach, mesh is coming through at the parking area and may create a tripping hazard.

- Anthony suggested removing the hump at the parking area and blacktopping the area. He said he would do the necessary prep work and would spread the blacktop.
- Sharon Morel will reach out to nearby residents who are having their driveways repaved to ask which company is doing the work, since it may be possible to ask the company to drop off extra blacktop.
- Harvey Barrette also said he would look into getting blacktop from town workers doing repairs.

**Beach:** John Petrovits said sand erosion at the beach is a problem and needs to be addressed by allocating funds in the next Association budget.

**Environmental:** Sharon Powers said the third and final lake hydrilla treatment for this year is completed, and the treatment seems to be effective. Additional years of treatment will be necessary.

**Gerald Park Day:** John Petrovits said because August tends to be rainy, it might be a good idea to hold Gerald Park Day earlier next year. He suggested Saturday, July 20, 2019 for the next Gerald Park Day.

**Fuel Oil Cooperative:** Harvey Barrett said the best oil price he has found for 2019 is \$2.61 per gallon. The more Association members who participate, the better the deal. He asked anyone interested in obtaining fuel oil through this cooperative to contact him.

**Website:** Association members were asked to spread the word about the new GPA website, [www.GeraldParkCoventry.com](http://www.GeraldParkCoventry.com).

**Tree Removal:** A property owner on Washburn sent a letter giving permission for trees tagged by the Association for removal to be cut down; however, they are not on his property but are actually on Association-owned property. A clarifying letter will be sent to him. Three marked trees and a fourth one will be removed by Shamrock Tree Service for \$2,000; John Petrovits will reach out to ask about a timetable. Mary Ann Hansen said another tree on Association-owned property off Chase Road is in poor shape. Some Board members will meet to look at the tree to determine next steps; the cost of removing that tree would be around \$1,000.

#### **NEW BUSINESS:**

- Elections were held for four Board positions whose terms were either expiring or had been vacated. Four individuals were nominated and unanimously appointed/reappointed: Harvey Barrett, Steve Belanger, Lisa Catanese, and Dave Sutherland.

- A concern was mentioned that some renters and owners may not be aware of the beach rules and bylaws. A suggestion was made to send out a letter with next year's tax bills to remind everyone of the rules. Also, we are asking Association members to provide their email addresses so we can reach out with important and/or urgent communications.
- Association members voted to remove funding in the current budget to pay for a shed at the beach to store records and supplies, so a GPA member offered to keep those items at his home. Board members agreed this should be just a temporary solution and will again suggest funds for Association-owned storage in next year's budget. In a related matter, an Association member had offered to repair the swim buoys prior to storage; Harvey Barrett said he would follow up to ask if this will still happen.
- The tentative date for the spring budget meeting is Thursday, June 20, 2019, at 7 pm.
- The meeting was adjourned at 9 pm. The next Board meeting will be held on Thursday, October 18, 2018, at 7 pm, location TBD.

At the conclusion of the meeting, the Board of Directors met to nominate officers. The following positions were confirmed unanimously: John Petrovits, President; Jim Cropley, Vice President; Lisa Catanese, Secretary; and Dave Sutherland, Treasurer. Dave will work with John to transition into this role.