

## **Minutes for the January 28, 2026, GPA Board of Director Meeting**

### **Minutes taken by board secretary Lisa Catanese**

The meeting was called to order at 6:03pm. A quorum was established. Board of Directors members present were Lisa Catanese, Jim Copley, Lisa Lowell, Eric Miller, Bill Piotroski, Darby Pollansky, Kevin Ryan, and Dave Sutherland. Absent was Raymond Perugini. Also present was Laura Young, GPA tax collector, and one GPA member.

**Audience of Members:** Mary Ann Hansen said that when she was investigating properties that abutted the “paper roads,” she found that Darby Pollansky is not listed on the deed to the property she shares with her husband. She pointed to the bylaws that state: “The record owner of any land within Gerald Park shall be considered to be a member of the Gerald Park Association.” Mary Ann said in an email to the Board that Darby “is not a GPA member and cannot vote, serve on the board or participate in executive sessions.” Darby said she is listed on the home’s mortgage but not the deed.

Mary Ann called for Darby’s immediate removal from the Board. Lisa Catanese stated that the bylaws were originally written in the 1950s, when many women were not included on husbands’ deeds, and that Darby continues to live on that property with her husband, which could establish her residency within the GPA, especially since she is included on the home’s mortgage. Eric Miller said that since this issue was not on the agenda, it cannot be addressed at this meeting. It will be investigated and added to the agenda for the next meeting.

**Minutes:** Minutes from the October 29, 2025, Board meeting were approved. Motion by Eric Miller, second by Kevin Ryan, approved 7-0 with 1 abstention.

**President’s Report:** No report.

**Tax Collector’s Report:** Laura Young submitted a report showing a 95% collection rate for the GPA annual taxes. Board members thanked her for her diligence in obtaining payments each year. Laura explained that the protocol she follows is to send the tax bills on July 1 after each new budget is approved, then a reminder on September 1 for those who did not yet pay, then a letter on April 1 stating that a lien will be placed on the property in mid-May. In addition, a letter explaining the importance of paying taxes, as requested by the Board last fall, was also sent to delinquent taxpayers inviting them to call Laura to discuss a payment plan, but she did not receive any responses.

**Treasurer’s Report:** Lisa Lowell shared a report showing that spending is on track. \$14,480.23 has been spent this year, from a total budget of \$27,575. A large bill from the insurance company is expected this spring.

#### **Committee Reports:**

- **Beach/Beautification:** Lisa Lowell shared a logo for the GPA that she and her son designed. Board members agreed it was nice to have a logo and thanked Lisa. The logo will be added to the GPA website. Discussion ensued about improving the signage at the beach and park, and that the logo could be incorporated into a new sign. Lisa Lowell said Raymond Perugini may know someone who could make a new sign.
- **Member Involvement:** No new events are planned for the winter. Dave Sutherland said he and his wife Kelley, along with some UConn students renting at the lake, had shoveled snow to create an ice-skating area, but the recent 18” snowfall has buried that.
- **Environmental:** No report.

- **Fuel Oil Cooperative:** Board members said Ben Emanuele, who is coordinating this effort, has had trouble getting residents to participate. Lisa Catanese will add information for the cooperative on the GPA website to inform people of this opportunity to save a considerable amount of money on their fuel deliveries.
- **Website:** No report.
- **Welcome to GPA:** Lisa Lowell, who serves as GPA treasurer, said it was difficult for her to continue coordinating this effort. GPA member Karen Burrington said she would take it over, and Board members agreed with this change and thanked Karen for volunteering.
- **Bylaws and Park Rules:** Revising these rules had been on the GPA agenda for some time while the road turnover was ongoing. Now that the road turnover is resolved, Board members agreed that the bylaws and park rules should be revised. Any change needs to be ratified at the state level, Jim Cropley said State Representative Tim Ackert may be able to fast-track any changes.
- **GPA Taxes:** The Board decided that this issue should be rolled into the bylaw revisions. Both will now be considered as Old Business at future meetings.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Error on Town's Grand List:** Laura Young said two properties with the GPA are erroneously listed as town owned. One is small parking area owned by a GPA resident, and the other is the GPA beach and park. She and Eric Miller have contacted the Assessor's office numerous times to have this corrected, but town has a temporary Assessor in that position while actively searching for a full-time replacement and this person said they have no idea why this happened or how to correct it. Laura said she will once again check with Town Hall, but this issue may have to wait until a new Assessor has been hired.

**Proposal to form a committee regarding delinquent taxpayers:** Because Laura Young has reported a 95% tax collection rate, and because of her diligent efforts in following an established protocol for recouping the money owed to the GPA, Board members felt a committee was not needed at this time, but it may be considered in the future.

**NEXT BOARD OF DIRECTORS MEETING:** To be held on Wednesday, March 11, 2026, at 6pm via Zoom. **(NOTE: This meeting has been moved from the original date of March 4 due to a scheduling conflict)**

The meeting was adjourned at 7:21pm.