

## **Minutes for the May 31, 2023, Gerald Park Association Budget Meeting**

### **Held at the Coventry High School Lecture Hall, minutes taken by board secretary Lisa Catanese**

The meeting was called to order at 6:08pm. A quorum was established. Board of Directors members present were Lisa Catanese, Pam Cropley, Eric Miller, Teri Norman, and Dave Sutherland. About 16 GPA members also were present in addition to GPA tax collector Laura Young.

**Audience of Members:** None.

**Minutes:** Minutes from the September 14, 2022, Annual Meeting were approved. Motion by Eric Miller, second by Teri Norman.

**President's Report:** Eric Miller stated that new swim ropes are up at the GPA beach.

**Tax Collector's Report:** Laura Young submitted a report showing the tax collection rate is up to 98.6%, which is higher than the 95% rate anticipated in the current budget.

**Treasurer's Report:** Dave Sutherland presented a report showing that while some areas of the current budget are over budget, others are under budget. The current 22-23 approved budget was \$30,477.59, and \$26,565.30 has been spent to date, with several miscellaneous payments still to be made.

#### **COMMITTEE REPORTS:**

**Avery Shores Turnover:** Eric Miller presented a summary of the legal hearing held the previous week that he and Pam Cropley had attended in the absence of John Petrovits. Here is his recap:

It seems that we are very close to the town taking over full ownership of the road. There are just two things we will need to complete in a timely manner:

1. Prepare a quit-claim deed with our attorney, Walter Twachtman, to officially turn the road over to the Town of Coventry.
2. Grant permanent easement rights to the town where three property lines currently intersect with the traveled portion of Avery Shores as it is paved today (according to A2 survey form 2013).

In the hearing, Walter met with the Coventry town attorney, the town manager, and the head of public works. Walter summarized the outcome following the meeting for Eric and Pam. Walter thinks the town is motivated to take over the road as there exists an agreement in principle. The A2 survey that Gerald Park commissioned in 2013 will be used.

Items that need to be handled on our side:

1. Three permanent easements to the Town of Coventry for rights of way where the existing road or shoulder is on the following properties, all on the south side of the road. Walter will be working with the town to get the specific dimensions needed for the three easements and will construct them. The landowners involved will need to approve and sign them, working with their own attorneys if they desire.
2. Town needs 3-4 parking areas at the east end of the road. No more specifics.
3. Town mentioned one or two trees we'll need to deal with, but Walter didn't have specifics.
4. After final approvals by the town, which Walter said are Planning and Zoning approval followed by Town Council approval, Gerald Park needs to sign a Quit Claim Deed to formally turn the road over to the Town of Coventry. Walter will draw up the Quit Claim Deed.

The Town of Coventry wants to complete the process with the existing Town Council prior to Fall elections, so we need to move quickly.

Mary Ann H, one of the homeowners who would need to give the town an easement, expressed some concern about the easement and was told it is a very small area but that she would be receiving specific details from Walter Twachtman that we hope would answer her questions. Eric Miller invited her to come forward after the meeting to see photos of the map that he had on his phone showing the area.

**Beach & Beautification:** Dave Sutherland said wood chips are needed to cover areas where weeds are growing.

**Member Involvement Committee:** See the GPA website for dates of upcoming events.

**Environmental:** The lake so far looks good, with no algae issues. See the GPA website for the latest report on the health of the lake.

**Fuel Oil Cooperative:** Finished for the season.

**Website:** Lisa Catanese reminded everyone that there is a section on the website where GPA residents who offer certain services, such as snow plowing, can post a notice, as a way to keep business local when possible.

**Welcome to GPA:** No report.

**Bylaws subcommittee:** On hold.

**GPA taxes subcommittee:** On hold.

### **OLD BUSINESS:**

None.

### **NEW BUSINESS:**

**Proposed budget for 2023-24:** Eric Miller gave a detailed summary of each line item in the proposed budget. The final budget is \$28,375, which is lower than the current budget. Jim C make a motion to accept the budget as presented, seconded by Scott G. The vote was 13-1 in favor, so the budget passed.

Scott G then made a motion, seconded by Jim C, to give the board permission to use capital improvement funds to address issues in connection with turning Avery Shores over to the town, i.e., tree removal. Sam N suggested a friendly amendment, seconded by Ben E, to exclude any payment or services in kind to the owners of the three properties that will require easements. The motion with the amendment passed 13-1.

**NEXT BOARD OF DIRECTORS MEETING:** The next Board of Directors meeting will be held on Wednesday, June 14, 2023, at 6pm via Zoom.

The meeting was adjourned at 7:01pm.