

1 Calling of the Roll

Secretary Mike Hmelovsky performed the calling of the roll. Meeting called at 7:35 by President Ted Hodecker. The following members were present or proxies given to the following individuals:

CCVC Members Present

- Andes, Joan** (Proxy to Hartl)
- Babson, Barbara** (Proxy to Rizza)
- Bambach, JC & Lee Ann**
- Best, Claire** [BOD, Architecture]..... 2 proxies
- Borrello, Dennis** (No Proxy)
- Brattlof, Muriel**
- Brown, Marylou** (Proxy to Claire Best)
- Brown, Tom** (Proxy to Claire Best)
- Close, Charles** (No Proxy)
- Coleman, Bette** (Proxy to Lu Megow)
- Conway, Mike** [Treasurer] 1 proxy
- Daley, Ken** (Proxy to Mike Conway)
- Dougherty, George** (Proxy to Lu Megow)
- Feldman, Phil** (Proxy to Manley)
- Ginty, Jane** (No Proxy to)
- Graham, Marjorie** (Proxy)
- Grasso-Lubeck, Patricia** (Proxy to Carol Lubeck)
- Hartl, Walter** [BOD]]..... 1 proxy
- Hmelovsky, Mike** [Secretary, By-Laws]
- Hodecker, Ted** [President]
- Imhoff, Harry** [BOD]
- Keis, Barbara**
- Haynes, Patti**
- Korot, Allan**
- Manley, Barbara**..... 1 proxy
- McEwan, John** (No Proxy)
- Megow, Lu**..... 2 proxy
- Ragot, Robert** (No Proxy)
- Rizza, Mike** [Vice-President, Dock Assignments, Dock & Beach, Grounds, Water]..... 1 proxy
- Stanford, George**
- Zahm, Norb** (Proxy)

17 members present; 8 proxies

Ted asks for a moment of silent for Jim Andes and Ruth Kiligas

2 Proof of Notice of Meeting or Waive of Notice

President Ted Hodecker verified Notice of Meeting had been mailed to all in attendance. No waiver of notice was given. A motion to accept was made by Norb Zahm, seconded by Walter Hartl.

3 Reading of the Minutes

A motion to suspend reading previous meeting minutes was made seconded. Motion passed.

4 Receiving of Communications

- 1) Assigned new contract with Peter Belden – it is available for review – he received a small raise.
- 2) JC Bambach addition on his house - architecture committee approved, BOD approved Patti Haynes deck submitted to arch committee - approved by architecture committee and board, they have town permit.
- 3) Letter to the board, Patrick Carney, from Bar Manley – The letter was read for group by Ted Hodecker. The letter was available for reading after the meeting but it was asked if the letter could be attached to the minutes of this meeting.
- 4) Final communication will be presented at end of meeting

5 Election of Officers

Claire best and Mike Conway - nomination committee's following slate, Mike Hmelovsky (president), Ted Hodecker (vice president), Mike Conway (treasurer), Rick Haynes (Secretary), JC Bamback, Mike Rizza and Harry Imhoff (Board of Directors).

Motion to approve made by Norb Zahm, seconded by Carol Imhoff. Unanimous vote

6 Reports of Officers

Treasurers Report – Mike Conway

One member is in arrears, he is not a member in good standing – a letter will be sent. Another member is also late and will be notified with enforcement.

Our budget is close to be on schedule, but there is not a lot of money left over. Over 80 percent is fixed cost. About \$9,000 is left for buildings ground and other issues.

Docks - a deposit in another few weeks \$35K 2013 to 2014 payment.. CCVC is avoiding any special assessments.

For dock work, there will be 9 people will be reimbursed \$200 each. We had 4 member with second boats assessed \$400.

Mike Rizza is almost finished with pickle ball court.

Amount is now \$550 per quarter for future assessments. CCVC expenses have pushed us to the limits.

Mike Rizza checked the record books. And all is in order.

7 Reports of Committees

Architectural Committee – Claire Best.

Harry Imhoff shed has been setup. JC Bambach house and Patti Haynes deck approved by town.

Entertainment Committee – Water Hartl.

Party tomorrow at 5:30PM - bring something for family unit and a little for someone else. Beer, wine and soda provided.. Bean bags games will be provided.

Bylaw Committee – Mike Hmelovsky.

There was formal Motion to accept the changes to the by laws as distributed to the membership prior to the meeting. Motion made by Lu Megow, seconded by Walter Hartl. Motion passed.

Stafford asked for comments and we take the inquiry on it but no actions ensued.

Barbara Manley spoke about the dog vote and the outcome, Barbara thought it was unfair. Barbara went to Mr. Carney (selective enforcement) and feels it is unfair. Letter is not a threat to anyone in this room. Barbara Manley only wanted closure.

George Stanford spoke to paying attention to the letter about letter's intent – it was reread and the board feels it was informational and the attorney's opinion. The Board of Directors feels there is no issue to act on.

Beach and Playground Committee – Elizabeth Rizza.

The pickle ball court has been installed but will need to cure for 2 months before use. It will be painted in the Spring in green color. To accommodate the new pickle ball location, the play set and tether ball was moved. A railing was installed on the play set for safety.

Beaches has been maintained for several weeks by Mike Rizza. Bob completed work on the horseshoe pits

There are rackets available for the play set.. Claire has volley ball set to play on the water. Question was where to put these accessories. Sign at PDQ – (play set) there is information of pickle ball court, “no playing after dark”. Pickle ball rules available inside of box.

Ted commented on how Peter Belden kept the beaches in great shape this year. The goose and duck netting has worked great this year. Peter will now be putting the netting up.

Dock Assignment Committee, Dock Committee – Mike Rizza.

DOCKS – The dock assignments were fine this year. We were able to accommodate 4 second boats and still had several spare slips. Docks needs were minimal this year. Removal of docks will be Sep 29 and Sep 30. If we can get Dock Doctors to extended payment plan we will order all sections other wise, only 3 sections will be bought.

Stones from cribs will be used for drainage projects. The new dock total cost is about \$35K (\$32K – spud poles, taxes –etc.) 1000 inches pipe. The issue will be getting docks off the trailer.

Buildings, Grounds and Water Committee – Mike Rizza

Water – no major repairs or upgrades were needed. We will only do upgrades as needed with our current tight budget. Ted already mentioned chlorinator issue where one of the valves was turned off. The chlorine reading was low. However, after turning the valve back on, the chlorine level was brought back to specification levels that day. The question is “How is this happening since the pump house is locked”. A possibility could have been human error, but to be safe the pump house will be locked until further noticed. Note: the water is checked every day and the Darren Institute does tests.

Buildings and Grounds - roads made it thru winter with no damage. However with the summer storms we incurred damage. The road was repaired with 1 load of stone. CCVC is using a heavier material, contouring the roads to help runoff.

Drainage – in general dealt with the issue this year. The north beach drainage solution is working as the grounds are now dry. It is an ongoing battle to direct water to the lake. We need to budget every year for road work.

Trees – minimal tree damage – there was one tree taken down on the triangle. The triangle was cleaned it out and several dead branches along the beach. Several dead trees need to be removed.

Clubhouse - concerning the subdivision, we hit a stone wall – with everything the same , the town taxes would change 10 fold from 200 to 2000. The Board of Directors has decided not to pursue a subdivision at this time. We will continue evaluation and stabilizing the building. We do have a survey now of the clubhouse property.

Question by Muriel Brattlof - rocks by stump (near Muriel's property) - no work was done. Mike Rizza indicated CCVC was going to use rock from cribs and do the work in 2013. The work list is bigger than budget. CCVC will uses pipes that will be diverted into 2 different systems. All property owned here will benefit (Manley, Brattloff & Hodecker). In Peter Belden's contract, he will roto-router the system once every year. The CCVC budget is 80-82 percent fixed cost for taxes, contract, insurance, permits.

We need committee members especially for architecture committee.

8 Unfinished Business

Mr. Ragot Property - CCVC voted to spend up to 3,000 to determine what CCVC and real estate attorney Peter Coffey can do. We can not use our regular local attorneys (conflicts of interest).

Ted talked about the sequence of what we want to do.

Mike Rizza talked to Peter Coffey about practices of real estate law. Peter uses layman terms. He explained title insurance - strong position to enforce out position – court of equity instead of court of law. A compromise with Mr. Ragot may be better way to go. Mr. Coffey was informed

CCVC was going to discuss the situation with membership at the annual meeting. There is a \$750 cost – to advise - it puts CCVC in a strong position. The property across the road follows – has the same deed restriction – by-laws states only 3 houses can not subdivide. Even in a court of equity – to go to court could be an estimated 20 to 30 thousands dollars. What do we do – compromise.

First question for a compromise - are we willing to accept new member into the association?

Some options are added 2 membership with properties. – how does the club feel? How do we add the membership fee?

Options:

- Mr. Ragot sell lake rights lot, Mike Spano buy land – but on condition he can buy lot,
- Give CCVC land locked for giving second lot.,

Motion - approve by the board – draft letter to Mr. Ragot for our attorneys, we look for option to settle the dispute to the benefit of both parties. We can give propose options

Motion : made by Norb Zahm – CCVC allow the board of directors to negotiate with Mr. Ragot to come to a compromise regarding his subdivision.

The motion was seconded by Elizabeth Rizza. Motion passes with 1 nay vote

Motion: the board of directors must bring the compromise back to the membership for approval and this can be done in between general meeting using mail or email. Eliz Rizza Second Motion passes with 1 nay vote.

9 New Business

The last day for garbage collect is today but extended to Wednesday and then it will be only on Wednesday. Peter Belden volunteered this service.

Sewer dept - correspondence Nov 1 to Apr 1 want to leave the generator on site to make it easier to gain access if there is a storm outage and no electricity. The Sewer Department requested permission to park their generator near the sewer pump house/ They will erect a temporary fence to protect it.

The board of directors granted access as long as they accepted liability to part it. They accepted all liability. It will have to be in writing. Footprint for generator is about 6 feet by 10 feet

There was an aquatic Invasive species committee meeting on Aug17 at the HagueTown Hall. This affects CCVC since CCVC allows launch of small craft. CCVC now asks for every vessel that is motorized, we will not allow vessel to be initially launched at CCVC. It must be launched at the town and inspected. We may want to add this to the by-laws

A motion to close meeting at 10:07 PM was made by Norb Zahm. It was seconded by Mike Rizza and passed.

Respectfully Submitted,

Secretary Mike Hmelovsky