

# SHAKER PINES LAKE ASSOCIATION

04/06/2021

**Meeting called to order:**

**Pledge of Allegiance**

**Board Members Attendance:**

Leslie Cunningham, Dan Hart, Lorraine Creedon, Sharon Ledger, Jaime Macsata, George Temple,  
Linda Ostapoff, Allison Cushing  
Janice LaBroad – Tax Collector

**Absent**

Steve Harz

**Reading of Minutes –**

March 2, 2021 Monthly SPLA Meeting

Jaime moved accept minutes as presented – Dan Hart seconded

**Recommendations & remarks from SPLA Members**

**Shari Jackson 119 Cottage**

**Correspondence –**

Shari Jackson has inquired if there is still a plan to move the life saving station on the upper beach. It obstructs the residents view. She was told that it was going to be moved. She is also requesting that the black Plastic Adirondack chair be removed . it is not tended and blows into the lake.

Jaime – sign last year we decided to keep in place until we could upper beach – This year we are focusing on the upper beach – Move over by where boom is stored and pipe. With Covid things were delayed. Should have property meeting in the next couple of weeks.

George and Paullie are maintaining property and will remove chair and throw out. Update facebook page to saw please remove chair or it will be discarded.

Shari asked previously that it be posted on Facebook page – but that did not happen.

Thomas Lally – Insurance President of CT Flood.com

Flood insurance – Lloyd's of London

If anyone is interested they

Janice - FEMA is most expensive – but you only have to cover how much you owe on your mortgage

Linda – Can we put it in the newsletter

**Treasurer Report - Lorraine Creedon**

Account	Balance
Cert of Deposit 1	\$82,925.51
Cert of Deposit 2.	\$27,582.14
Capital Account	\$42,812.86
Checking Account.	\$17,810.67
Activity Account	\$. 4,010.28

**Tax Collector Report – Janice LaBroad**

Taxes collect

\$4,033.47

Collections are catching up from last bills that were sent out.

Jaime – Next phase of tax collection process. Now going into next phase of designing the invoices that will be going out. The bills will look different – Thinking of getting a PO Box

Still a lot to do after invoices are sent out.

PO Box was had a while ago did not work out. However, since this would be used for Tax payments this would be a good idea.

Expenses for next year to be considered in the budget. Storing on cloud.

Janice suggested Instead of PO Box locking mailbox – will meet with Jaime to discuss

### **Committee Reports -**

#### **Ecology - Leslie Cunningham**

Solitude Contract – we will be presenting at Annual meeting - \$12,080

Pond and lake Management estimate for lake treatment services in the future – About \$1000+ over Solitude and that is if paid upfront if not \$1,400+

Lake waters are loaded with nutrients – treat however it will go away on own. Pond management agreed - DEEP permit expires Dec 2022

Leslie suggested we stay with Solitude until permit expires

Algae - everywhere

Eagles and Osprey sightings increasing

Lorraine – note weeds we may need to want to consider adding additional Carp this year

#### **Property Committee –Jaime Macsata**

Association Lot Between 104 and 106 Cottage Rd.

Pins marking boundary on the south side abutting 104 Cottage have been identified, marked and reviewed with the property owner.

Went out with metal detectors – found 2 markers

Leslie talked to Dan Smith who owns property next to

Linda and Mike have offered to pay \$1,000 tops

Paulie got quote \$800 material/installed

Used survey and found property markers – walked with Dan Smith

Lori Parker – trees would be about \$880+

Does not seem that it would work in that area –

Move to take Lind and Mike's offer up to \$1,000 and have Paulie install fence with fence going all the way to the marker

Lorraine Creedon seconded

How far back do we want to go? 120 feet would be back to back of lot

Lorraine thinks we should not accept the offer from Linda and Mike's offer

Still have \$ left over in budget for \$5000 - \$2350 - \$800 additional

Approved - 5    Opposed – 3

Motion carried

George did Paulie get for split rail cedar fence or chain link

#### **Replacement Fence Discussion**

119 Cottage Rd. Adverse Possession Claim to Upper Beach Land Update

Shari Jackson – Attorney received from Shari's Attorney

Survey \$2,350, which is what was quoted – Map was quoted at \$800 – stamped and appropriate to file at town hall. Leslie is recommending that we get a map  
Requesting quotes for clean up will be sent out on Friday – Budget meeting in May – Vote in June  
Jaime to send schedule

#### Site Survey discussion

Jaime made a motion to get A2 map @ cost of \$800  
All in favor - Motion carried

#### Spillway Discussion

Waiting for feedback from the LP – quote to be received April 12<sup>th</sup>  
Executive Board meeting once received –  
1<sup>st</sup> task can be received at next meeting

#### Wright and Pierce –

Answers to some of the questions submitted to Wright and Pierce  
Specific package for bidding – 3 contractors and would have them provide design and cost  
Permitting done by Wright and Pierce  
Who ensures compliance – completed by Wright & Pierce  
Wright & Pierce will be there to ensure work  
Contract not held onto past 3 years  
More than 1 virtual meeting – they will attend additional meetings as needed  
Task 1 3-4 weeks  
Task 2 – Permit 90 days  
Project time line – depends on final selection and  
Removing concrete –  
Best time to complete work – need feedback from DEEP

#### Communications –

Kassie Huhtanen, Karen Mulready, Elaine Olson  
News letter/ Warning needed end of May for Annual Meeting  
Website discussion –  
Jaime – Elaine did a really nice job on the newsletter  
Timing for Budget – June 1<sup>st</sup> meeting – Annual meeting 12<sup>th</sup>  
Approval on 1<sup>st</sup> – needs to be mailed on the 2<sup>nd</sup>  
Newsletter and warning  
Special meeting to discuss Budget and Spillway proposal

#### Activity Committee – Linda Ostapoff

Leslie Cunningham, Steve, Harz, Charlie Macsata, Jaime Macsata, Karen Mulready, Lori Parker, Stacy Sparrazza, Carrie Temple, Allison Cushing  
Linda – Great turnout for Easter Bunny Parade –  
Carrie Temple Bunny – purchased and will keep  
48 kids signed up  
Expenses \$70.81 budget  
Leslie received \$20 donation for activity fund

Lorraine maintains the spreadsheet – Linda

### **Old Business –**

Update on inquiry for Irene Percoski regarding the deteriorating wall next to the pump station on West Shore. –  
No update Lorraine will follow up  
Welcome Book Change Updates – Leslie/Jamie  
Welcome Book sent out –  
Changes incorporated –  
Add to welcome book information related to the new Tax collection process

### **New Business –**

Annual Meeting Planning  
Recruiting of new board members  
Budget Planning for annual Meeting - choose date to meet  
New Meeting Place for Board Meeting's –  
Jaime was able to secure Knights of Columbus Washington Road Enfield upstairs and they do have WIFI – No fee  
Enfield Robotics Sunday, April 11<sup>th</sup> 12-2 Food Drive

### **Closing Remarks/Round Table**

Shari Jackson – has asked both Leslie and Jaime on separate occasions for the list of SPLA taxpayers. It is not sure if the is private and/or public information  
The information is available on the Town website – However, not all of Jondot are included in the Association.  
Public listing members – Tax bills names are given by vision appraisals to print labels  
Shari is asking for the listing of all lake residents as part of the freedom of information act.  
This will be referred to our attorney to determine if the information can be provided to Shari.

Meeting adjourned -

Dan Hart Made a motion to adjourn meeting seconded Sharon Ledger  
8:40

## **2 SPECIAL MEETINGS WERE HELD AND INCLUEDE HERE (ADDED-ON) FOLLOWING:**

ONE ON 04-06-2021 ENTITLED “SPILLWAY REPIAR” (Two Pages) and

ONE ON 04-14-2021 ENTITLED “SPILLWAY DISCUSSION” (One Page)

**SHAKER PINES LAKE ASSOCIATION**  
**04/06/2021 Special Meeting Minutes**

**Meeting called to order:**

**Pledge of Allegiance**

**Board Members Attendance:**

Leslie Cunningham, Dan Hart, Lorraine Creedon, Sharon Ledger, Jaime Macsata, Steve Harz, George Temple, Linda Ostapoff,  
Allison Cushing – Late  
Janice LaBroad – Tax Collector

**Absent**

Steve Harz - Absent

**SPECIAL MEETING- SPILLWAY REPAIRS**

1. Inspections have identified the need to repair the Spillway outlet pipe and the concrete floor.

2. Review of Inspections

    Camera Inspection of the outlet Pipe by Fletcher Sewer and Drain

    Valve Gate Inspection by manufacturer Rodney Hunt

    Engineering inspection by Wright and Pierce and LP Consultations, LLC

3. Conclusions resulting from the inspections and needs for repair.

    Discussion outlining conclusions

        We have money budgeted for repair this years budget that will cover engineering costs. Additional funds will be needed for construction.

        Preliminary expected expense projections.

Leslie explains the cracks in the spillway floor and the gate does not always close properly due to debris on the base. An inspection was completed to determine what is necessary to repair. Pipe and spillway are old and require attention.

Sleeved running a smaller pipe down through –

Repair if spillway gate can be removed to repair

Inspection on valve to open and close gate – Rodney Hunt normally \$1.5k - however he completed it for no charge

They feel the spillway valve will not need to be replaced.

Required to have engineer inspect dam

Wright and Pierce – provided a proposal repairs \$17-19k

Provided 3 options for repair and their requirements

Meeting with Association member to provide update and review options

Association to determine which option we choose

Meet with 3 different contractors to determine plan

And cost =

Work with DEEP

Additional Engineer was contacted – LP Consultations, LLC  
Was not certain if he would do April 12<sup>th</sup> is date we are requested response

Army Corp of Engineers  
Who ever we hire will work with DEEP for permit

Draw lake down and build a wall in front of -3-4 weeks to complete.

Lorraine – used same specs used for LP Consultations, LLC  
Our concern – we budgeted \$21k for repairs for entire job  
We can fund engineering piece – repairs will need to be passed as a separate piece  
No need to do survey as we can use the one that was previously used

Once proposals are received we will be presenting to membership

Dan Hart – works for a company that distributes water sewer and drainage to NE –  
pipes from Dan's company (@ cost) price of pipes are increasing recently

Needs to be completed – homes will flood and downstream will be impacted  
However, it is up to the members as to what action is used.

Dean Aschoti – 36 Wheeler Drive  
Do we have a time line? No time line needs to be addressed within the next 2 years.

Deb Burdick -181 Cottage Road  
What is estimated cost? Somewhere in the range of \$100k  
Sleeve will be less costly

Lorraine Creedon – 57 Cottage Road  
Gavaion baskets need to be replaced should this be completed at same time.  
Leaving spillway going out metal fencing that holds rock from falling out – some are  
deteriorating and rocks are falling out – should we include this as well.

Shari Jackson – 119 Cottage Road  
How are we anticipating covering the cost, will it be and additional tax  
We have \$ in savings – additional tax? Infrastructure funding available from federal  
sources – we will look for funding  
How much do we have in Savings \$42,800 capital account \$17,800 checking \$110k  
Which is why the taxes were raised a few years ago to eliminate the need to spend  
down.

Respectfully,

Sharon Ledger

**SHAKER PINES LAKE ASSOCIATION**  
**04/14/2021 Special Meeting Minutes**

**Meeting called to order 7:00**

**Board Members Attendance:**

Leslie Cunningham, Dan Hart, Lorraine Creedon, Sharon Ledger, Jaime Macsata, George Temple, Linda Ostapoff

**Absent**

Steve Harz, Allison Cushing

**Spillway Discussion**

Waiting for feedback from the LP – quote to be received April 12<sup>th</sup>

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**Authorizing payment**

LP Consultants – Does not answer questions/issues we have

RVP that Jaime, Lorraine and Bill put together

\$7,500 fee removal of pipe repair of

Jaime asked how the LP Consultants compared to the Wright & Pierce quote.

LP Consultants quote was not broken down the same.

Alison and Steve were unable to attend meeting however; Leslie spoke with both and is providing their feedback below.

- Allison would like another engineer
- Steve okay with Wright and Pierce

Jaime – tried to get an additional quote that with no response

Comfortable with Wright and Pierce

George – Comfortable with Wright and Pierce – good reputation

Sharon – Good with Wright and Pierce

Dan Hart mad a motion to accept Wright and Pierce contract which was quoted and 17,500 – 19,0000

Seconded by George Temple

Amended Motion by Dan Hart and seconded by Jaime Macsata

To accept the Wright and Pierce contract that was quoted as \$17,500 - \$19,000 Jaime

All in favor – motion passed

Janice got call from attorney that is representing Mike Gillan 174 and 176 Cottage Road that taxes were not/billed and or paid for lot next to his lot.

Leslie contacted Della at Town Hall and you can only go back 3 years we will notify attorney that taxes on both lots are paid to date. However, the new owners will be taxed going forward 2021 taxes due in 2022.

Bill will be coming out July 2021 and the taxes will be due – based on December 2020 Grand List –

Jaime will talk with Janice determine how this should be handled.