

**SHAKER PINES LAKE ASSOCIATION**  
**11/3/2020 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  
Janice LaBroad – Tax Collector

**Absent**

**Association Members in Attendance –**

Laura Fields –  
Allison Cushing -

**Reading of Minutes –**

Prior to approving the meeting there was discussion regarding the request from Linda Ostapoff to change the reasoning of why the fence was originally put up on association property. Discussion was had and since this was not discussed at the meeting the change will not be made.

October 6, 2020 Monthly SPLA Meeting - Motion made by Lorraine Creedon seconded by George Temple  
Special Meeting October 8, 2020 – Motion made by Steve Harz seconded by Dan Hart  
Special Meeting October 17,2020 – Motion made by Linda Ostapoff seconded by Dan Hart

**Recommendations & remarks from SPLA Members**

Nothing at this point

**Correspondence –**

Letter from Travis and Christina Buck –  
Resignation from Board  
Termination of landscaping contract

- Board replacement/voting
- Landscaping contract

Sharon Ledger suggested that we reach out to Travis to determine if he would like to reconsider his board position and landscaping contract.

George Temple agreed with this approach.

Lorraine Creedon agreed that we should talk to Travis since it seems there was some misunderstanding in letter She also stated, Christina said at a meeting that they were going to replace the fence however, we did not agree to let them take the fence down. As previously discussed, it was agreed that the property committee determined the back part of the fence did not need to be replaced. This was presented to the board and voted on. However, regarding the front portion of the fence, approval was not given to Travis to remove fence. Jaime stated at a previous meeting that she felt Travis still had the fence, however it is now know that the fence was destroyed and disposed of.

Lorraine Creedon asked if it was it an issue paying someone that is on the board is not necessary acceptable

practice. She was inquiring since this is not allowed on another board she is on. No one had any knowledge this was an issues according the SPLA.

Allison Cushing suggested that a personal conversation with Travis would be best approach to handle.

It was clarified that Travis was personally contacted prior to the previous letter was sent.

Discussion was had that Leslie Cunningham would personally reach out to Travis Buck to determined if he had second thoughts and would like to return to board and continue the landscaping contract. And also determine if the front part of the fence would be replaced.

Linda Ostapoff stated as a resident of SPLA that she had asked several times why the fence was taken down, why rocks for the landscaping business were allowed on the property. She is disappointed this was allowed and not previously addressed.

George Temple stated this should have been addressed sooner.

Sharon Ledger stated this should be a lesson learned and going forward things should be addressed timely.

There was additional discussion as to what action we should take. To leave as is and move forward, ask Travis if he intended to replace the front part of the fence that was taken down or replace at the cost of the board.

Jaime Macsata stated this should be addressed now not at a later date.

Sharon Ledger does not feel that the expense of replacing the fence should be the responsibility of SPLA.

Steve Harz was asked if he had anything to say on this topic and he said he did but was abstaining from commenting and wanted this stated in the meeting minutes.

Dan Hart was also asked, he stated that several hours have been spent on this topic and it was time to move forward. Suggested a letter be sent to Travis thanking him for his time and contributions.

It was then determined that a letter be sent to Travis acknowledging his resignation, termination of his landscaping contract and thanking him for his time and contributions and welcoming him to join the board in the future if he choses. Sharon Ledger will draft.

Landscaping contract –

George Temple and Paul Cote will complete the fall cleanup. However, we will need to hire someone to remove of the debris. The fall clean up was quoted and budgeted at \$1,200. The cost of the debris removal would be a few hundred dollars. It was agreed since George and Paul will complete the clean up at no cost, the charge for the debris removal is well within the budget and we should continue.

Replacement of Board Position

Jaime Macsata nominated Allison Cushing to fill the vacancy of the SPLA board, seconded by Steve Harz. All are in favor. Welcome Allison.

Paul Duval @ 1 West Shore – Justin Lebrun @ 47 Wheeler contacted Leslie regarding a Dispute between neighbors

Paul Duval contacted Leslie wanting to know if lake association controls what you can and cannot have on your property. Leslie spoke with him and said we as an Association do not get involved in these type situations. They would need to either contact the police or the town zoning.

Paul Duval put up a fence to resolve the issue

**Treasurer Report - Lorraine Creedon**



CD 0001:	\$82,662.38
CD 0002:	\$27,549.99
Capital Account:	\$42,803.69
Total Savings	\$153,016.33

Checking Account: \$19,359.79  
Activity Account Balance - \$3,589.62

Lorraine received a bill from insurance to add Fletcher to our insurance policy. There is some question on the bill. Lorraine will contact insurance company regarding the billing issue and ask them if we still need to keep them on the policy.

**Tax Collector Report** – Janice LaBroad  
Receive \$1,015.44

Outsourcing of tax collection –  
Jaime Macsata is learning the system and updating the payments received. QDS contract signed and returned. Will be all set for July invoicing/payment processing.

Second bill will go out in November. May be able to do this through the new process.  
Janice LaBroad, Laura Fields and Jaime Macsata will be going to training.

Jaime Macsata suggested when we are preparing next years budget, that we consider purchasing a computer just for the Tax collections. Also needs the Marshall information. Janice will send information to Jaime.

#### **Committee Reports -**

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

Forgot to remove Boom - The lake water is being raised and fire department will remove boom Thursday or Friday this week.

Once the Boom is removed the lake will be lowered again.

Tree removal across from Leslie has been removed.  
Big tree in front of Travis new property has been removed.

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

Cheryl Cote, Paul Cote, Leslie Cunningham, Danny Hart, Steve Harz, David Olson, Linda Ostapoff, Lisa Strom, George Temple

Memorial Park - Flag Pole Light - Steve reported he found 2 options for the light on the flagpole. One was to mount onto the pole; the second was to mount to the top. Normal width of a flagpole is 4-6 inches. Ours is 27 inches and gets smaller as it goes up. Steve will send the information he found to Danny who will look into making clamps large enough to fit the pole. The purpose of this option is to prevent the light from being tampered with.

Steve will purchase and then be reimbursed – figure and then board will approve  
Should not exceed \$300 –

Jaime Macsata made a motion for board to approve Steve Harz to purchase light for flagpole not to exceed \$300 from maintenance budget. Seconded by Lorraine Creedon.

Spillway Inspection results and Action Plan

Dan Hart reported the pipe inspection was completed without incident. The inspection resulted in identifying 3 holes, 2 fairly large and one a little smaller, at the bottom of the pipe. There is erosion and back pitching toward the lake, which is not allowing the gate to close properly. In addition, water is coming in from outside.

Everyone agreed that more investigation is required as to what the options will be. Leslie will contact the company Wright & Pierce, who did the dam inspection to get guidance on what will be required for next steps.

This will most likely require engaging the town, an engineering firm and quoting contractors for competitive bids on the repair. Discussed to reach out to Town of Enfield to determine if they would have funds available to help with repairs. Since this is holding back water to prevent flooding so downtown.

Leslie to reached out to Wright & Pierce – Stephanie Hubbard for additional information and contact referrals This will be an on going project that expected to be very expensive. Most likely need to tap into saving to cover cost.

Leslie spoke with Stephanie Hubbard who stated she saw cracks from when inspection was done.

Stephanie suggested we might be able to put a sleeve on the pipe.

She would like to see video of spillway inspection. Jaime will send Flash drive to Leslie to be forwarded onto Stephanie.

Permit would need to be obtained from DEEP.

Surveyor for Upper Beach - Leslie will check to see if/when the selected company will be doing the surveying of the property. No response from surveyor yet.

Landscaping - George and Paulie have offered their services to perform fall cleanup on all Association properties this year. This will give us time to re-quote the contract the first of the year for the next 2-3 years.

Tammy Pleasant approached Leslie to have the person that is doing her landscaping is contacted. Leslie agreed to bring to boards attention.

Tree removal on Open Lot and Upper Beach -

The quotes below are to take trees down. Does not include stump removal.

The trees should be removed sooner rather than later as they are split and rotted.

Bill's Landscaping will take down the trees for \$3,700 however we are not sure when they can do it.

A&A can do next week at \$3,875 –

Leslie asked A&A if they would be able to complete for \$3,700 (Bill's Landscaping quote) and they said they could not.

Linda made a motion to have contact Bill's Landscaping to determine when they can remove tree. If trees can be removed prior to November 25<sup>th</sup> then we will go with Bill's. If not, then A&A will be rewarded the contract. Seconded by George Temple all in favor motion moved.

Steve Harz sent and email to Nick at Bill's landscaping to see when they can complete. Jaime Mascata to contact Bill's directly tomorrow to determine when they would be able to remove tree.

It was also determined that trees will be removed and the stump removal will be addressed at a later date.

Additional Topics:



Leslie mentioned that the fence adjacent to Mr. Zebski's property (along side the spillway) is damaged and asked what we should do about it. George looked at it and it appears it can be fixed however; he would not be able to fix it. He will check with Paul Cote to see if it is something he could do.

Jaime mentioned there is some sort of electrical box on the fence adjacent to Ms. Pleasant's property and the open lot, which belongs to Ms. Pleasant from the previous owner. The Committee agreed to address this after the tree is removed from the property. The box was for a light that was put up originally for a built in pool on the property where Ms. Pleasant's house is now.

The committee had a brief discussion about the trees that have fallen in the lake. No decisions were made as to course of action to remove. Someone mentioned that there is a branch near the pumping station.

### **Communications –**

Kassie Huhtanen, Karen Mulready, Elaine Olson

Welcome Book is done and published –

Linda, Lorraine and Leslie will be able to help distribute.

### **Activity Committee – Jaime Macsata**

Leslie Cunningham, Allison Cushing, Steve Harz, Karen Mulready, Elaine Olson, Lori Parker

Stacie Sperrazza, Carrie Temple

Pumpkin carving was a really fun time – warm weather so the pumpkins did not last long

Families came was from Springfield and Ellington because it was shared on Facebook – In future make private

Tree lighting and golf cart – December 6<sup>th</sup>

Holiday Drive by (Children's Christmas Party) – December 19<sup>th</sup>

Johnnies Roadside Farm did a pumpkin/mum drive by - \$121 was raised

Fundraisers – Ornaments – George Temple's picture was chosen

Duane and Sarah Thomas are making the ornaments for us - \$5 per ornament profit

50% deposit required when order is placed – Jaime will require 50% deposit when orders are placed

Carrie Temple and Laurie Parker will be doing the wreath sale – Day after Thanksgiving will be selling them

### **Old Business –**

Town's Plan to update the zoning regulations for the Lake Overlay District

- Town Planning and Zoning Commission

Lake overlay – homes on lakeside homes on lake –

Planning and zoning approved wording change on lots on lake overlay 11,000 or less square footage can have property coverage of 25%

Update on inquiry for Irene Percoski regarding the deteriorating wall next to the pump station on West Shore. Back lot owners on West Shore – Lorraine and Irene walked backshore with Dan Parisi from Town of Enfield. If Lorraine does not hear back from town she will follow up-

### **New Business –**

Review Committee Members and update -

Keep in mind when doing budget for next year we may want to consider buying a small computer to be used for taxes only.

## **Closing Remarks/Round Table**

### **Meeting adjourned**

Motion made by Dan Hart seconded by Lorraine Creedon at 8:35PM

Sincerely,

Sharon Ledger