

SHAKER PINES LAKE ASSOCIATION
06/08/2024 Annual Meeting Minutes

Meeting called to order: 2:00PM

Pledge of Allegiance

Board Members Attendance

Randy Daigle, George Temple, Jeremy Stefanik, Sharon Ledger, Charlie Macsata, Jaime Macsata, Linda Ostapoff, Dan Smith

Jaime Macsata – Tax Collector

Absent – None

Motion was made by Jaime Macsata to open ballot box, removing prior year ballots and opening voting for 2024-2025. Seconded by George Temple. All in favor.

Article 1:

To elect four (4) Members of the Board of Directors for a term of two (2) years:

Betsy Nourse nominated **Jaime Macsata**, seconded by George Temple.

Laura Fields nominated George Temple, George Temple declined.

Randy Daigle nominated **Sharon Ledger**, seconded by Jaime Macsata.

Charlie Macsata nominated **Stacy Daigle**, seconded by George Temple.

Charlie Macsata nominated **Matt Stifel**, seconded by Linda Ostapoff.

To elect a Tax Collector for a term of (1) year:

Lorraine Creedon nominated Jaime Macsata for Tax Collector, seconded by Cheryl Cote.

Sharon Ledger made a motion to close nominations, seconded by Jaime Macsata. All in favor.

Guy Beck made a motion to accept one ballot for all board of directors and Tax collector nominated. Seconded by Jaime Macsata.

Discussion:

- This is being suggested since there at 4 board of director positions open and Tax collector - and 4 nominated members for board and 1 for Tax collector.
- Guy Beck amended the motion to accept a slate vote for the board of directors and Tax collector nominated. Seconded by Jaime Macsata.
- Vote: Yes 23 – No 1

Article 2:

Report of Officers and Committee Chairpersons:

- Activities – Linda Ostapoff
Linda provided an update of the activity events that took place over the past year.
All activities can be found on the SPLA website, SPLA face book page and in the Newsletters.
Linda will no longer be chairing the Activities committee.
Thank you very much for all you have done over the past several years.
- Properties – George Temple
Thank you to Paulie Cote for mowing 45 Cottage prior to today's meeting.
We have contracted New England Landscaping and are happy with them.

Paulie Cote, George Temple, and Travis Buck continue to maintain properties for events that occur prior to our scheduled mows and/or maintenance. A huge thank you to them as it keeps our cost down.
 Signs have been posted on all SPLA owned properties with addresses.
 Volunteers are always welcome.

- Ecology – Leslie Cummingham
 Pond and Lake management are completing lake treatments. They treat for weeds and algae. Once the treatments are completed signs are posted on the telephone poles and/or trees. Next treatment is scheduled for July 2024 and will not interfere with the July 4th holiday. Health Department test the lake weekly for bacteria. If the levels are high, we are notified, and signs are posted no swimming.
 Please do not feed the Geese.
- Spillway – Randy Daigle
 There have been issues with the original engineering contractor communications as well as issue with the permitting process.
 Randy is working with a new contractor to complete the spillway repair.

Randy discussed the Winstanley settlement gift received from Save the Lakes as well as the restrictions on these funds.

Shaker Pines Lake received \$275k and an additional \$9k from Save the Lakes. Thank you to all involved for all their hard work.

Article 3:

- Finance Statement

Shaker Pines Lake Association, Inc
Enfield, CT
Financial Report as of 03.31.2024
2023- 2024

	Budgeted	Expended 2023-2024	Remaining Balance
Lake Related Expenses			
Lake Related Expenses and Treatment	17,000.00	12,370.00	4,630.00
Total Lake Related Expenses	17,000.00	12,370.00	4,630.00
Tax Collector			
Salary	800.00	400.00	400.00
Collector Fees	150.00	-	150.00
Liens (Add/Release)	900.00	250.00	650.00
QDS System Contract	1,032.00	1,032.00	-

Total Tax Related Expenses	2,882.00	1,682.00	1,200.00
Association Properties			
Landscaping	5,000.00	2,937.90	2,062.10
Maintenance	5,000.00	1,028.00	3,972.00
Insurance - Total Property & D&O insurance	9,000.00	9,242.10	(242.10)
Property Insurance	7,582.00	7,824.10	(242.10)
D&O Insurance	1,418.00	1,418.00	-
Engineering Contract	6,235.00	1,830.82	4,404.18
Total Association Properties	25,235.00	15,038.82	10,196.18
Operating Expenses			
Communication	1,600.00	828.23	771.77
Legal Fees	2,500.00	-	2,500.00
Contingencies	500.00	-	500.00
Miscellaneous & Unassigned	500.00	271.68	228.32
Total Operating Expenses	5,100.00	1,099.91	4,000.09
Capital Improvements			
Spillway Repair	133,000.00	-	133,000.00
Total Capital Improvements	133,000.00	-	133,000.00
Total Expenses	183,217.00	30,190.73	153,026.27

Receipts	
Total Income	
Tax Dollars Received	\$33,126.20
Interest	\$1,771.73
Lien Recovery	\$579.46
Refund of Overpaid Taxes	\$ -

Other Income	\$ -
Total Income	\$35,477.39

Assets - CASH	
Cash on Hand	
Checking	\$17,315.69
Savings	\$131,334.83
Reserve Funds	\$10,000.00
Settlement Interest	\$5,353.17
Spillway Reimbursement (Town of Enfield)	\$20,134.99
Total Cash on Hand	\$184,138.68
Restricted Funds	
Settlement Funds - Restricted Funds	\$275,000.00
Total Restricted Funds	275,000.00
Total Assets	\$459,138.68

Article 4:

- Tax Collector’s Report
 SPLA TAX REPORT 6/4/2024 TOTAL
 TAX COLLECTED 7/1/23 – 6/30/24 \$35,477.39.
 TOTAL COLLECTED – May \$363.33
 TOTAL OUTSTANDING – Through 6/4/24 - \$7,859.48
 TOTAL DUE 2022-2023 \$32,243.54 (224 Properties)
 41 Liens

Article 5:

- To approve a tax increase from \$167.50 to \$192.50 for front lake properties and from \$125.63 to \$144.38 for back lot properties.
 Randy reviewed the following to explain the factor reviewed to determine a tax increase is necessary.

Items that are impacting the yearly budget –

- Increase in Insurance
 Previously \$1,000 - Currently \$9,000
- Required 5-year Dam inspection (2024-2025)
 Legal requirement for disaster planning.
 Estimated at \$5,000 – waiting on quote.
- Landscaping
 Previously \$3,500 - Currently \$5,000
 Note: Mowing and Spring/Fall cleanup was being completed by Association members at one point
 Also: Association members continue to assist if properties need attention between scheduled maintenance
- Tree Removal (2024-2025)
 Arborist assessment of trees requiring attention and may be dangerous.
 Estimated cost based on quote received \$7,000.

- Delinquent Taxes
Currently \$7,859.48 outstanding due for the years 2016 – 2022

Savings-

- Inserting/Removal of Boom by Shaker Pines Fire Department
Estimated cost is \$1,000 each.
- Flag Donations
Memorial Lot and along the roads
- Sand at 45 Cottage (lower cottage beach) donated by Plaza Excavation, LLC.
Board/Association members spread the sand at beach.
- Property Maintenance
Association members (George Temple and Paulie Cote) continue to donate time to maintain properties if need attention is needed between scheduled maintenance.
Maintain the area surrounding the sign at the beginning of Cottage (Flowers)
- Newsletter
Dan Smith prints the newsletter which is a huge savings.

Big Ticket Items

Spillway Repair

- Issues with the DEEP permit
Quoted General permit – may require an Individual permit (which is more involved and more expensive)
- Increase in cost related to spillway repair.
- Received funding from The Town of Enfield for \$151,000 (\$75,000 ARPA fund - \$76,000 Town Budgeted)
- Any additional cost will need to be funded by SPLA funds (Restricted monies and/or savings)
- Currently received reimbursement from Town of Enfield \$20,134.99 – Pending \$10,116.39

Dam Inspection

- This is a State mandated requirement that must be completed every 5 years by SPLA.
- Once inspection results are completed, any issues identified will be required to be addressed by SPLA.

Water Testing

- Pond and Lake recently completed water and sediment testing of the lake to have a base line of the water quality.
- Waiting on test results

Dredging

- New England Aquatic Services has been contracted to complete a survey of the lake to develop a sediment depth map to help understand the trends in the pond and calculate volumes to be dredged.
- Once the survey has been completed, we will have a better understanding of the severity and cost of the dredging process.

Article 6:

Shall we approve the 2024-2025 Budget?

Article 7:

To Make recommendations to the Board of Directors for future considerations.

Kassie Huhtanen - 26 Wheeler Drive

Heard Winstanley lost the company that was going to lease space from Winstanley.

Big Thank you to Save the Lakes – It was a group effort and there were items that were added by Adam Winstanley based on the request of Save the Lakes

Tenants are not permitted to use pesticides.

Added a sound wall to reduce sound.

Thank you to Leslie Cunningham for the repour she has with Adam Winstanley and Valerie. This has been beneficial with negotiations.

Larry Lacombe – 143 Cottage Road

Wanted confirmation that the Winstanley funds cannot be used for any budgeted items. This is correct. If we do need to spend these funds and they exceed \$3,000 a special meeting will be required.

Irene Percoski – 77 West Shore Drive

Feels that the tax increase is not sufficient and should be increased to at least \$200 for back lot owners and increase lake front owners base of the % used.

Irene Percoski made a motion to increase the tax to \$200 for back lot owners and increase lake front owners base of the % used. Seconded by Guy Beck.

Discussion:

Although the board agrees and has had discussion on this as even with the proposed increase, we still do not have a balanced budget.

All that were in attendance felt that we should increase the tax rate higher. However, at this time we cannot change the amount proposed as the warning was sent out to all taxpayers and cannot be changed. However, the board will keep this in mind next year when we review the budget.

Irene Percoski – withdrew her motion and changed it to a recommendation.

Larry Lacombe 143 Cottage Road

Larry Lacombe made a motion that at the next annual meeting and going forward that a balanced budget be presented, using the prior year expenses and any known expenses to budget appropriately.

Seconded by Guy Beck 139 Cottage Road. All in favor.

Irene Percoski – 77 West Shore Drive

The sign on West Shore Beach has been taken down and never replaced. She would like us to discuss putting the sign up again.

Mentioned that the people on Wheeler are expanding onto the beach lot (next to 26 Wheeler). Backlot owners are responsible for maintaining this lot. Leslie Cunningham (26 Wheeler) removed trees and notified all backlot owners that she was removing trees on this property that were imposing on her property.

Lorraine Creedon provided Leslie with the list she had of all the backlot owners. Everyone on Wheeler has access as this is a right of way.

Lorraine Creedon had the information regarding this lot and Leslie Cunningham has the most current list of backlot owners.

Irene Percoski – 77 West Shore Drive

Inquiring if the fish gates still exist at the DuLedge portion of the lake.

Beavers flooded that area years back and it is now a mess. She would like us to investigate.

The wall on West Shore Drive is falling apart and needs to be replaced. It is scheduled in the 2025 Town of Enfield budget to be addressed. They are planning to remove it; however, Irene would like it replaced. Feels this should be a beach. If any changes to the plans are requested, she would need to be addressed to the Town of Enfield.

Laura Fields – 81 Cottage Road

Would like to know if we will be going back to remote access to monthly board members. We are hoping to have this available for the next meeting.

Cheryl Cote – 95 Cottage Road

Would like to have picnic table at 121 Cottage Road (upper Cottage beach)

Craig Dawley – 69 Cottage Road

Wanted to know if there is any plan to repair the road as it is in poor condition. Would need to notify the Town of Enfield.

Randy Daigle discussed the town maintenance of the storm drains that run into the lake. They had no safety gates on them previously. This is being taken care of. Based on the results of the dredging test results we may be able to request some reimbursement from the Town of Enfield to assist with the dredging cost.

Allison Cushing is concerned if any non-organic items are recovered what would the process be. All unforeseen would need to be disposed of properly.

Irene Percoski – 77 West Shore Drive

Irene would like to see a cardboard boat race take place.

Thank you to Dan Hart for maintaining the Spillway. He does an excellent job.

Also, thank you to Jeff and Mariah Gentes for always allowing access to the spill way area.

Article 8:

To Adjourn the meet

Motion made by George Temple seconded by Lorraine Creedon @ 3:15PM

Respectfully submitted,

Sharon Ledger

Sharon Ledger

SPLA Secretary