



WILDWOOD
PROPERTY OWNERS ASSOCIATION, INC.

2004 BOD MEETING MINUTES

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
APRIL 3, 2004**

CALL TO ORDER

Meeting was called to order at 9:30 a.m. Present were Bill McKay, Anne Stone, Lorraine Vines, Ann Fazi, David Barney, Len Nelson, Dagny Evensen, Millicent Schacher, Ann Skibski, and Will Greene. A quorum was established.

APPROVAL OF MINUTES

Minutes of March 6, 2004 were approved.

COMMUNITY FORUM

A request was made concerning the color of tarps used on wood stacks, unfinished building material, etc. that instead of the unsightly blue tarps, our community would use brown tarps. The Board agreed this was an excellent idea and this request will be placed in the future newsletter. Also the community expressed concern about whether litigation was going to continue regarding non-compliant residence. The Board said legal action continues.

TAG SALE

Wildwood will be having a community tag sale chaired by Elaine Strine on August 7th. The rain date will be August 14th. Further information will be coming up in the newsletter. We also will try to coordinate our dumpster at that time so to discard unsold, unused items.

CORRESPONDENCE & COMMUNICATIONS

Nick Urbinati discussed back dues on property he is buying. We also discussed Morris property lot donation.

MANAGER'S REPORT

We expect all 911 signs to be up by June 1st. Regarding the culvert work at the entrance of Beetle road, Will stated a new highway superintendent has just been hired by the Town of Tolland and he plans to fix this ASAP. Wesley donated the trap rock used for the temporary fix of the road.

We also discussed clubhouse capacity with Nick Urbinati who is a building inspector. Nick will help in

giving us an inspection necessary. We are in the process of adding two fire doors and protective exit bars on the doors. This will aid us in making the clubhouse a safer environment and should be accepted by the fire chief.

A Bay State Firm is coming to Wildwood to give us some estimates regarding island removal, and Otter Pond dam improvements. We also had some discussion about whether or not to remove islands. The Board had mixed feelings whether or not they should be removed and we are referring this concern to the Lakes and Environment Committee.

We are planning on removing the old ski slope building and also the rain shelter near the mailboxes. Will also discussed purchasing rubber plow edges to decrease wear and tear on the roads especially when the ground is not frozen.

TREASURER'S REPORT

Bill McKay reported that we are in good financial standing. Discussion was brought up for purchasing new computer software for the office and a laptop for the treasurer. Greg Rota, David Barney, and Bill McKay will discuss this at a later time.

WILDWOOD WEBSITE

Greg Rota has put in a great deal of time working on our web site. We truly want to thank him for all the hard work he has done. David Barney also assisted. More news will be coming out in the newsletter.

CC&R

Len Nelson said there would be a meeting April 17th. He continues to send out e-mails and post cards to other members of the committee.

DISTRICT DIRECTORS

Ann Fazi continues to work on her list of combined concerns from all the district meetings. One of the concerns discussed was the concern of the erosion of the beach with sand going into the lake, which we will refer to the Lake Committee. Also, ROW's need to be kept clear and passable for everyone. Main Beach bathhouse under sink needs repair. We will pass this on to Will.

OLD BUSINESS

Janazzi has made a payment regarding back dues.

BUILDING REVIEW

The Board of Directors of the W.P.O.A. has requested a survey of the Membership to ascertain whether Members support a "Road Wear and Tear" fee charged to those undertaking construction, or whether the cost of construction related road damage should be absorbed by the general membership. The Building Committee has strongly recommended that the fee be abolished. The Building Review Committee would like these returned by April 30th.

The Town Building Inspector has drafted a letter reflecting concerns about sheds.

OTHER BUSINESS

Audrey, and staff will be bonded.

Finance Committee meeting is May 22, 2004 at 9:30 a.m.

Newsletter deadline is April 10th

ADJOURNMENT

Meeting called to close at 11:45 a.m.

Respectfully submitted,
Ann Skibski
District 5 Director

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
JUNE 5, 2004**

CALL TO ORDER

The meeting was called to order at 9:00 a.m. Present were Anne Stone, Lorraine Vines, Len Nelson, Doris Shandell, Bill McKay, Dagny Evensen, Millicent Schacher, Jeff Bowden and Ann Fazi. A quorum was met.

APPROVAL OF THE MINUTES

There is a change in the Treasurer's report (a)- should go to general section, it was not the treasurer's comments. It was passed.

COMMUNITY FORUM.

There was no community forum.

CORRESPONDENCE

- a.) Judy France, compromise discussed with her lawyer.
- b.) Gufarotti- received letter regarding swimming.
- c.) Letter on property on Owl's Nest as a health hazard has be written. Waterfront property with garbage, one year has passed since first letter, we will also send letter.
- d.) Zimmerman property. Waiting for town to auction. We can buy it for past taxes. Hopefully it will get straightened out. One other person is interested in one of the properties that will be auctioned.

COMMITTEE REPORTS

Building Review Committee

- a.) 58% of respondents said to charge for new construction. Less are in favor of fee for decks and additions.
- b.) Scott Priest- Lot on Otter Pond, wants to put in stone path to pond. We need to explore this. Will refer it to Property Maintenance Committee. We plan to put common path around pond.
- c.) Shed problem. One shed will be moved. Should move 2nd shed.

Manager's Report

- a.) Still need to hear from Urbinati. Re: Legal limit in Clubhouse.
- b.) Mail boxes. Cannot move them around corner. Still have to wait for road to be repaired.
- c.) Islands awaiting contractor to do it.
- d.) Ski Slope. Some time this month.
- e.) Butterfly Garden. Other projects have priority. Motion to have Will develop garden property. Passed unanimously.
- f.) Managed to get 2 new lifeguards.

Treasurer's Report

We are in fine shape. The 3rd page will now show monthly status of bank accounts.

Finance Committee

- a.) Budget increase is too high. Cost of Laundry (\$20,000).
- b.) Need to look for places to cut. Non-member fees are too low. Will suggests we keep projects to maintenance rather than adding new projects.
- c.) Open budget meeting Sunday June 6 and July 24.
- d.) August 7, Board meeting will revise and approve budget, prior to publishing for Annual Meeting.

Town News

The office will be able to sell dump permits and bags.

WPOA'S Community Trash

Need to re-negotiate WPOA's charge for using town dump for new year 7-1-04.

REPORT OF SPRING MEETING

- a.) Low attendance.
- b.) Clubhouse fee. Since we couldn't vote on it, we could ask for a voluntary \$25 contribution. When we vote on this should include time limit and people limit.
- c.) Contracts. Wes will stay on an hourly basis. Increase in pay will include housing allowance and can get over time.

REAL ESTATE

Gile Real Estate made a bid for the Web Site and would additionally like to have advertising space.

OLD BUSINESS

- a.) Website ad. Restaurants- Millicent will make up a list of local websites and will send them a letter, asking if they want to advertise
- b.) Field Day. Still no volunteers. The date is July 10, 2004. Colemans, Barbara O'Brien will cook. There will be no organized games. Will have a can for donations.

NEW BUSINESS

- a.) New members cocktail party, will set date.
- b.) Workshop on aquatic plants. State will provide it. We will request it.
- c.) Nominating committee needs a new member.

ADJOURNMENT

This meeting was adjourned at 11:00 a.m.

Respectfully Submitted,

Doris Shandell
Secretary

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
JULY 10, 2004**

CALL TO ORDER

Present at the meeting were: Anne Stone, Lorraine Vines, Len Nelsen, Doris Shandell, Bill McKay, Dagny Evensen, Millicent Schacher, David Barney, Nancy Fiedler, Ann Skibski, and Ann Fazi.

APPROVAL OF MINUTES

June 5, 2004 minutes were approved.

COMMUNITY FORUM

Bob Sullivan, a property owner with questions regarding Green Space. Green Space adjacent to property 2 Fox Den. It is green space and cannot be sold. Should be put into By-Laws.

CORRESPONDENCE

- a.) Ted Babbitt and Will to meet to town regarding Beetle Road.
- b.) Letter sent to restaurants about web site
- c.) Phone message from state office regarding Owl's Nest property. Dumpster is now on property.
- d.) Kulig, insurance company rejected his claim. He says he may take it to small claims court.
- e.) Complaint about dog barking.
- f.) Property sold had delinquent dues. Letter sent requesting payment. We will wait for response to make an offer
- g.) Lot donation- lot on Owl's nest. Motion to accept it. Passed.
- h.) Lowe property will accept offer of back dues.
- i.) Main property sent check for delinquent dues
- j.) Letter and phone call regarding planting in buffer zone
- k.) Letter to contractor, regarding rototilling lake front property. He needs to be award of Environmental Commission regulations.

COMMITTEE REPORTS

Building Review Committee

There was no building review report

Manager's Report

Fire works on July 3 and 4th. Ann called police on July 3rd. We should have a sign and notify people of prohibition of fireworks and alternate sites for public fireworks. We should have increased security on those dates.

Treasurer's Report

We are on schedule for expenses and revenues.

Finance Committee

2005 budget will grow approximately 3%. Will postpone black topping to 2006 to allow cost of replacing septic system for Laundromat. We may be able to use town's contractors to pave roads at the lower cost than present.

Personnel Committee

Meet to go over contracts with lawyer, revising some wording.

Nominations Committee

Has met several times and making progress. Should be ready by August 7th Board Meeting.

District Directors

The meeting is coming up. Will use Manager's report.

Town News

There is no town news.

Real Estate

Zimmerman Property, no news.

OLD BUSINESS

- a.) Judy France. Going on to litigation. Hoping for summary judgment.
- b.) There is no report for the website.
- c.) Computers. Need to know what we can spend. \$650-\$700 may be reasonable. Motion for Dave to spend up to \$800 on a new office computer and software. Passed.
- d.) New Members Meeting on Friday, August 6 at 5-7 pm.
- e.) Field Day is on.

NEW BUSINESS

- a.) Insurance proposal. Audrey has researched and received new quotes at a savings of \$10,000. We will cancel our old policy.
- b.) Otter Pond. Green space. Bill McKay letter to residents regarding use of common property to be put in newsletter and sent to residents. Motion to send Bill McKay's letter to everyone and a special note to waterfront owners. Passed. Ann Stone will revise last year's letter.
- c.) Motion to donate \$100 to town for flags. Passed.

ADJOURNMENT

The meeting was adjourned at 11:05 am.

Respectfully Submitted,

Doris Shandell
Secretary

WPOA BOARD OF DIRECTORS MEETING MINUTES August 7, 2004

CALL TO ORDER

The meeting was called to order at 9:00 a.m. Attendance were Anne Stone, Lorraine Vines, Nancy Fielder, Millicent Schacher, Dagny Evensen, Len Nelsen, Bill McKay, Will Greene, David Barney, Ann Skibski, and Ann Fazi. A quorum was established.

APPROVAL OF MINUTES

The July 10, 2004 meeting minutes were approved.

COMMUNITY FORUM

There were members present from the community, but they chose not to speak.

CORRESPONDENCE

- 1) Letters sent to:
 - a) Mr. Lodovico thanking him for his efforts in improving his yard near the Wildwood entrance area.
 - b) Dziedzic regarding noisy dog. They will try to keep the dog quiet.
 - c) Tim Deming regarding rototilling on property next to lake.
 - d) A separate mailing will go out soon regarding common property, encouraging residents to sign

CC&Rs and boat policy.

e) Mr. Maitz and Ueberbacher regarding entering work zones.

2) A motion was made to send Mr. Maitz letter to Property Review Committee. This will be reviewed by the committee and resolved by them. If residents wish a tour or inspection of the work areas, they need to go through the chairman of the Property Maintenance Committee, Manager, Assistant Manager or Board President.

COMMITTEE REPORTS

Nominating Committee

The nominating committee recommends the following individuals to serve on the Board of Directors: Jan Tkacz as President, Doris Shandell as Secretary, Bob Ueberbacher as Treasurer for one year term, Scott Burghoff as District 1 Director, and Ray and Ann Skibski as District 5 Directors. The board approved these individuals.

Boat Committee

Ann Skibski and Will discussed the beach cleanup, which will take place the week of October 10th. A letter updating the policy will be sent out soon as a small mailing to all members of the community. A reminder that all watercraft need to have an updated 2004-2005 sticker. This year, our number of registered boats has declined yet the numbers of boats on the beaches have increased.

Manager's Report

a) We had a discussion regarding Will locating resident's property pins. A motion was made that he may locate pins when it involves common property. Otherwise, he will refer people to private contractors. Steve Strinie agreed to give us a list of surveyors/contractors.

b) We need to place a sign to alert people to wash their boats prior to putting in our waters. This needs to be visible on Beetle Road rather than just a main beach.

c) Ann Fazi wanted to thank Wes for helping her obtain the driftwood for the butterfly garden. The donated boat, which was to be used in the garden, will be used in another location as a planter.

Building Review Committee

a) Judy France and the Board agreed to a compromise after a satisfactory review of a proposed dock by and which will end further litigation.

A motion was passed to accept the agreement. The compromise was proposed by the Building Review Committee with a target finish date by the end of 2004.

b) A motion was made to change from fees to a deposit. A trial period of at least one year of making a deposit verses fees for new construction road damage.

c) A motion was made for a bylaw change regarding sheds. This will need to be voted on at the fall meeting. Points agreed upon included: A lot containing a one-family house, may request permission to erect one, and only one accessory shed. An application in writing must be made in advance of any such construction. A site inspection must be made by the Building Review Committee before approving any application. The shed must be built from the same material, painted the same color, and compatible in appearance as the house. The shed must be built into the house, or positioned in the rear of the property and adequately screened from the neighbor's view. The shed must be in compliance with all setback requirements. Changes to wording of Rules & Regulations: Building at Wildwood is limited to one one-family dwelling house, exclusively used for residential purposes, which may be erected on the Lot, and one accessory building which is built from the same material, painted the same color and is compatible in function and appearance with the house. The accessory building must be structurally attached to the house, or positioned in the rear of the property and adequately screened from neighbor's view. It must be in compliance with all setback requirements. An application in writing must be made in advance of any such construction to the WPOA Building Review Committee. Such committee will make a site inspection, then notify adjoining property owners and the applicant of a meeting at which such application shall be considered.

Treasurer's Report

We remain in good standing. We discussed the new budget. A motion was approved to accept the budget as proposed and accept three choices as proposed.

District Meetings

Ann Fazi will pull together district concerns and address in the upcoming newsletter.

OTHER

a) Senior Luncheon was held at Wildwood. It was attended by 29 seniors both Wildwood guests and townspeople. They had a great time. This was a good opportunity to help improve public relations between Wildwood and the Town of Tolland.

b) David Barney has helped us obtain a new computer for the office and needed software.

c) The new member cocktail party needed to be cancelled due to lack of guests. We are considering in the future either a breakfast or family luncheon.

ADJOURNMENT

The meeting was adjourned. Our next meeting will be August 28, 2004 at 9:00 a.m.

Respectfully Submitted,

Ann Skibski
District 5 Director

WPOA BOARD OF DIRECTORS MEETING MINUTES August 28, 2004

CALL TO ORDER

The meeting was called to order at 9:05 a.m. Present were: Anne Stone, Lorraine Vines, Len Nelson, Millicent Schacher, David Barney, Ray Skibski, and Ann Fazi. A quorum was reached.

APPROVAL OF MINUTES

a) Under Correspondence, letter d, the phrase and also nominations should be deleted.

b) Under Correspondence number 2, the phrase the chairman, manager or assistant manager, or board president should be added at the end of the sentence.

c) Under nominating Committee, Bob Ueberbacher as Treasurer 1 year term.

d) Under Building Review Committee, letter, after a satisfactory review of a proposed dock by the Building Review Committee, Judy France and the board agreed to a compromise which will end further litigation. A motion was made and approved to accept the agreement with a target finish date by the end of 2004.

COMMUNITY FORUM

a) Greg Rota was present and discussed the web site. The site is in good condition. At the Tolland store he replenished the forms for advertising restaurants, stores etc. Eight brought in the forms. The Real Estate firm which made the highest bid has not paid, so they were removed from the web site. We will go with a different realtor. A photo site will begin. Greg Rota will speak at the Annual Meeting about the web site. Internet access will be discussed with David Barney and Greg Rota at the annual meeting. Greg Rota will discuss cancellation of the old website with David Barney.

CORRESPONDENCE

- b) The last sentence of the letter titled “ Wildwood Resident Use of Wildwood Common Property” is confusing and misleading. We will see if anybody questions it at the annual meeting.
- c) There are dirty diapers at a vacant lot on the left side of Fox Den.
- d) Leashed dogs: they are not allowed on the beach at any time. There is a sign stating that no dogs are allowed on the beach. Dogs can swim off the dam at Main Beach.
- e) Sue Moore has an RV, registered, vehicle on her property. The town won't do anything about it. She requested that a complete file on this matter be open to her. We will ask Audrey to respond. However, the only letters on file are from Sue and WPOA.

COMMITTEE REPORTS

Manager's Report

- a) It was discovered that water was going backwards from the out pipe at the laundry. Will and Wes dug it up, and put in a new one. A beautiful job was done.
- b) The clubhouse and laundry septic systems were pumped
- c) Pursue DEP permits: A proposal will come by the end of next week. Jan Tkacz wants to oversee the project.
- d) More chipping will be done by the end of next week.
- e) There are concerns about potholes on Porcupine Point and entrance by mailboxes. The town is responsible for Beetle Road and Will and Wes will take care of Porcupine Point.
- f) Deep Groves in Mr. Canty's yard from the fire trucks that came to put out the fire the night of August 27, 2004 at Art Fishman's house.
- g) Many people were volunteering at the fire at Art Fishman's house. Ann Fazi requested that a contribution should be sent to both the Tolland and Sandisfield Fire Department. A motion was made and approved to send \$200 to the Tolland Fire Department and \$100 to the Sandisfield Fire Department along with a thank you letter for the great job they did. Ann Fazi will write the letter and sign it as “Members of the Wildwood Community.”
- h) Ken Lawrence wanted Blueberry Hill to be mowed twice a year. Jan Tkacz brought up the fact that the hill should be a wild meadow and mowed only on what is now the trail to the ROW at The View and around blueberry bushes to minimize runoff and slow erosion on Meadow Beach.
- i) There will be stairs made by the staff in front of the wall to make an easy access pass way between both courts. The Contractors will fix the fence.

Treasurer's Report

We are waiting for a proposal from the environmental Dam repair for the Otter Pond dam.

District Directors

- a) Ann Fazi did a great job with the newsletter.
- b) District directors should urge new members to sign the Wildwood Property Agreement.
- c) The lifeguard chair is not stable and will be rebuilt.
- d) There are potholes at that back entrance near East Otter.
- e) Ann Fazi would like to buy bulbs and mums for the Butterfly Garden. A motion was made and approved to give her \$100 to buy the bulbs and mums.

REAL ESTATE

- a) Ted Babbitt will visit the Town Hall about the Zimmerman Property.
- b) Bob Rahn told us about the land by the manager's house. This land would be a great use as a buffer zone and to move the hiking trail off of private property. This piece of land is 8/10 of an acre. A motion was made and approved to make an offer on the property. Ray Skibski will talk to Bob Rahn about our proposal.

OLD BUSINESS

a) There was an idea for a breakfast/buffet for the new members. Millicent Schacher brought up the idea to incorporate the New Member party with the Potluck supper. We will send out special invitations to them, noting that children are welcome. The Board of Directors decided to volunteer to host the Potluck supper.

ADJOURNMENT

The meeting adjourned at 11:20 p.m.

Respectfully Submitted,
Cheryl Skibski
WPOA Office

WPOA BOARD OF DIRECTORS MEETING MINUTES October 2, 2004

CALL TO ORDER

This meeting was called to order at 9:05 a.m. Present were Jan Tkacz, Len Nelson, Doris Shandell, Bob Ueberbacher, Scott Burghoff, Millicent Schacher, Jeff Bowden, Ray Skibski, Ann Fazi and Will Greene. There were introductions by Board Members, telling their occupations, travel time, and interests. Thanks go out to outgoing officers and board members!

APPROVAL OF MINTUES

Approval of August 28, 2004 minutes; There were a few typo and grammatical errors, and under Community Forum: "Greg Rota will discuss cancellations of old WPOA website with Dave Barney." Minutes were accepted.

Special meeting of September 4, 2004 was discussed in Executive Session.

DISCUSSION

- a) Plans for fall include filing permit applications for the repair of dams.
- b) Changes in bylaws and rules and regulations. How do we track and incorporate changes into existing rules and regulations voted on by the Wildwood membership? Len Nelson working on bylaws and WPOA Agreement. Doris Shandell will look at 2000 - 2004 minutes to catalog changes in bylaws and rules and regulations that had been voted on and accepted. Need to get bylaws and rules and regulations into computer form so that amendments can be kept up-to-date.
- c) Mission: How do we see the job of the Board of Directors? As representatives of the members, communicating between members and the board and accessing priorities, and troubleshooting. When should we be reviewing big items? Are we are primarily a reaction group, becoming pro-active when necessary?
- d) Jan to get in touch with committee chairs to determine if they are still active and/or need members.

REPORTS

Manager's Report

- a) Roads: culverts and ditches. Tree removal - to open canopy and give wider access. Culvert will be replaced in fall.
- b) Beaches and Lakes: Delay getting permits because the consulting group initially contacted did not deliver service requested.
- c) Boat Removal: What are legal limits: suggestion to tag boats that are removed with date and

original beach location.

- d) Security: geo cache: need to keep some things off web site.
- e) May develop new format for reporting (Jan will discuss with Ted Babbitt).

Treasurer's Report

No changes since August report. Things are proceeding well.

District Directors

Ann Fazi reported that another \$25 donation came in from Mrs. Bacon that was used for the butterfly garden.

OLD BUSINESS

- a) Kulig: date for small claims court not set yet.
- b) Property insurance: change has saved us money.
- c) Donation to fire department: \$200 sent to Tolland, did not send one to Sandisfield. Motion to rescind previous motion sending money to Sandisfield. Passed.

REAL ESTATE

Lot abutting Manager's house: waiting to survey property.

NEW BUSINESS

- a) Dam Repair: Fuss and O'Neill made sight visit and submitted proposal. We will add beach replenishment, weed pulls, annual lake draw down and repair to WPOA docks. Motion to go ahead with filing for permits with Fuss and O'Neill and to have Jan be the contact person. Approved. (Other companies have been contacted, but none responded. Fuss and O'Neill are very reputable and specialize in dams). We will get specifications and ask for bids on work.
- b) Letter concerning tree removal on common property nearing a member's property. Notification that he got permission to cut them down.
- c) Letter with questions about signing the WPOA Agreement; each board member should come up with reasons for and against signing for an article in the December Newsletter.
- d) Steve Strinie supplied a list of surveyors to be added to our resource list.
- e) Lot donations: two people want to donate their lots. We notified them of procedures.
- f) Letter from a property owner that may want to sell lot who owes back dues. We will negotiate.
- g) Clubhouse Kitchen. Could we update kitchen? Move wall out? Ann and Will will seek some advice and estimates.
- h) Calendar: Next Meeting will be Saturday, October 30, 2004. This is a change from the original scheduled date of Nov. 6. Scott will put together a calendar for next year.
- i) Committee update: what do they need in terms of members, etc.
- j) Agenda items can be submitted for agenda. One week ahead so we can consider it. Community forum will still be at beginning of meeting.

REVIEW OF ACTION ITEMS

- a) Doris: review Minutes of 2000 forward.
- b) Jan: Contact Committee Members
- c) Jan: Deal with Fuss and O'Neill
- d) Jan: contact Greg Rota about web site
- e) Scott Burghoff: Draft 2005 calendar.
- f) All: reasons for and against signing CC&R for an article in the December Newsletter

ADJOURNMENT

The meeting was adjourned at 11:30 a.m.

**WPOA BOARD OF DIRECTORS
MEETING MINUTES
October 30, 2004**

CALL TO ORDER

The meeting was called to order at 9:00 a.m. Present were: Jan Tkacz, Len Nelson, Bob Ueberbacher, Scott Burghoff, Millicent Schacher, David Barney, Nancy Fiedler, Jeff Bowden, and Ann Fazi. A quorum was established.

APPROVAL OF MINUTES

The minutes of the Special Meeting of September 4 were approved.

The minutes of the Regular Board Meeting of October 2 were approved.

COMMUNITY FORUM

There were four members present from the community: Joseph and Linda Campanella, Steve Strinie and Bill McKay.

The issue involving the request for a variance of setback requirements requested by Louie Lodovico was discussed during community forum. There is a hearing set for Wednesday, Nov. 3, 2004 at 7:00 p.m. The request involves two issues, 1) enclosing the front porch of the house and 2) to build a pole barn. The setback requirements are 50 ft. from the front line and 25 ft. from the sides and back. The Town Zoning Board has denied his request because he is too close to the road. Therefore he has requested a variance. Technically this property is not within Wildwood although it is a representation of the community as anyone enters from Beetle Road.

The issues of concern discussed were:

- What are the specifics of the barn dimensions, siding material etc.?
- What does he plan to do with the barn, is it for storage?
- The potential use of the property as a commercial property, posting commercial signs is not allowed.
- The Right of Way that goes across this property,
- The possibility of oil based products from the unregistered vehicles that could possibly contaminate the Wildwood watershed, if these vehicles are kept in the barn and not properly maintained.

We hope that if the town allows this, that there is a follow up inspection done by the town to make sure the setbacks are followed. Jan Tkacz will write a letter to the town with all the concerns. Bob Ueberbacher will attend the meeting.

There was also discussion on this property being the first thing seen as entering the community.

There was a suggestion to approach the Lodovico's and see if they would be open to the possibility of swapping the Lodovico property for the WPOA Manager's house. There would be much research that had to be done on both properties before it could even be considered. We could not commit to anything. Six Board members favored exploring this possibility; two did not.

Ann Fazi went to see the Lodovico's and they said they would think about this possibility.

REPORTS

Manager's Report

Written report was submitted.

Nick Urbinati brought forth some new information on new MA state laws concerning kitchen requirements. It states that you have to have a stove hood (vent) in any commercial building. We can no longer offer the stove while renting the clubhouse until this is taken care of. This ties into the possibility of renovating the kitchen. Will will look into renovations.

Clubhouse capacity per Nick Urbinati is 50; the upstairs is not included because there are no fire doors up there.

The boats have not been moved yet. This will be done soon.

The town severed entrance telephone lines because dig safe did not mark the correct areas to avoid.

Telephone service was out of order for two days.

There was a report of excessive tree cutting on Fox Den. Will met with Gert and they approved this work. Also, all approvals have been given on the construction at the Habelt property.

Will met with the engineer from Fuss and O'Neill to take measurements for dam repairs.

Drawdown of lake has not started yet, may depend on work that needs to be done.

Managers' Report may change to a chart form.

Treasurer's Report

There is no written report because the end of the month reports and bank balances are not available until next week.

We are moving along fine, revenue and expenses are on target. Large bills, such as Fuss and O'Neill may impact year-end, but we should be generating new revenue by the time these come through. So we should be fine.

Note; We have a Land Acquisition line item in the Reserves and we are in a good position to respond to the town properties if they become available.

OLD BUSINESS

Correspondence

Thank you's

Thank you note received by Anne Stone and Lorraine Vines for the plaques.

Thank you note received from The Tolland Fire Department for our donation.

Thank you note sent to Steve Strinie for submitting the surveyors list.

Fuss and O'Neill

This project is moving along. Jan has signed the contract, adding some elements to the DEP permit.

Jan recently attended a LAPA West meeting and reports that DEP has a positive new attitude to work with people for the use of wetlands.

There is concern over the depth of the lake, noticeable on Brook Lane near Nancy and Jeff's. Jan asked that they meet with the Lake and Environment Committee.

France Property

There is continued progress on this. France has asked for an extension to the original deadline of October. Motion to extend the deadline to December 15. Approved.

Settlements/Donations

Information has been sent to White and Dunacusky about donating their lots.

Mariano has agreed to pay the settlement amount that the Board specified at the sale of the property.

The sale of the property is contingent on a passing perk test.

Calendar

Scott Burghoff submitted a draft 2005 calendar. The Board will give follow up to him with any suggestions and a final version will be drawn up.

Recording Changes to the By-laws and Rules & Regulations

Doris Shandell reviewed changes accepted by the WPOA membership since 2002 and provided a summary. Master copies of By-laws and Rules & Regulations will be maintained on the office computer with changes shown in italics and the date of the vote noted.

Committee Status

Jan Tkacz has asked all committee chairs to update him on the status of their committees and members. In Progress.

Building Committee has agreed to meet more often, quarterly and set communication better.

Question; Should key committees be required to attend Board Meetings? They do on an as needed basis.

WEB Site

Greg Rota is working on taking down the old site. Jan Tkacz will review any material that is added to the site.

Clubhouse Kitchen

Stove can no longer be used without proper exhaust hood. Renovations are being looked into.

Real Estate

Lot abutting Manger's house – no news

Town owned lots/Zimmerman lots – Ted Babbitt met with town. The town does not have ownership of the Zimmerman lots yet but are in the process of taking them. There are several other lots in Wildwood that the town may take for back taxes also. They are planning to auction them off in the spring. They said they would give us a list of these lots and we will be notified when the date is scheduled. The town claims that the lots behind Lodovico's house are different because they were deeded to the town by the IRS who took them for taxes. A town meeting may be needed to gain approval before these lots could be sold or auctioned. Jan will write a letter to the Town Council asking them to clarify their position on this.

NEW BUSINESS

Correspondence

A letter was sent to the Tolland Board of Health complying with the requirements for testing water at bathing beaches and requesting that Betsy Gay be authorized to take water samples on behalf of the Board of Health.

Manager's House

The Manager's house is being converted into an office for the Manager and Assistant Manager. Audrey will stay in the clubhouse to continue administrative duties. The Board approved this change at the Sept. 4 meeting. The phone numbers at the clubhouse will stay the same: (413) 258-4900, fax (413) 258-4266. The new office will have a new phone number (413) 258-4980, where people should call Wes or Will. Answering machines will be at both locations. In changing over our local and long distance service to Verizon, "Business Freedom" plan on all lines, there will actually be a slight reduction in the monthly cost of phones. We will also look into the cost of voice mail as an option. Dave Barney is looking into the cost of an all in one fax, scanner, printer for the office, so that the old fax and printer can be moved to the new office.

Newsletter

DEADLINE is December 1st! Articles for Newsletter so far were discussed.

Fire Department

Wes was not accepted as a volunteer to the fire department. What liability does this put Wildwood under if Wes responds to a situation and gets hurt?

ACTION ITEMS

Jan: Letter to town concerning Lodovico variance

Jan: Letter to town concerning issue of lots to be auctioned

Jan: Send Wildwood maps to all responders

Len: Look into liability insurance specifics concerning Wes fighting fires within Wildwood

ADJOURNMENT

The meeting adjourned at 11:45 p.m.

Respectfully Submitted,

Audrey Miller

WPOA Office