

WPOA BOARD OF DIRECTORS MINUTES

January 6, 2024

Meeting called to order at 9:30 am

Attendance: Doryce Seltzer (368 Meadow Drive), Lise Le Tellier (79 Fox Den), Yong No (58 Porcupine Point), Ruth Buchanan (152 Slope), Steve Strinie (59 Slope), Mary Ellen and George Porter (26 Forest), Lisa Gaudreau (Bylaws Committee), Deborah Wagner (46 Fiddlehead), Rob Dwy (43 Otter Pond),

Board members: Teresa Urbinati, Susan Cutillo, Stephanie Weintraub, Joseph Juhasz, Michael Clarke, Andy Corn, David Stone, Ann Fazi, Ruth Sininsky, Janice Klunder,

Open Forum

Doryce Seltzer on behalf of Sustainability Committee- Was wondering about when the erosion and Culverts were going to be looked at.

Lise- thank you to Charity for cleaning up the Fireworks.

Motion to approve November 4th minutes
Janice first, Ruth second, All in favor

Presidents report
-Focus later on BOD Goals

Treasure Report
-Meeting to happen for 2025 budget and asked for committee budget requests

Operations Manager report

CD's doing well
Reduction in Worksmens comp
Researching from Digital Laundry
 Machines available, mobile pay
Oil tanks
 Rust is being seen Quotes are being requested for replacements

District Rep Correspondence
 District 2- Jancie
Trash Cans around during winter
Animal Waste disposal

David, Ruth, Michael, Andy No correspondence

District 6: Ann

Has the board thought about a fee structure for seasonal vs year round rate
Changing the fees for campground and other facilities use such as clubhouse

Teresa comments for District reps.

Trash and animal waste (take in and take out)

Differential of season vs. year round:

People can come up with a proposal and bring it back

Power went out at 9:55 am

Janice and David Motion to move into Committee to present

CE and R presentation and comments

Teresa

First Slide

WPOA to have restrictions (to guiding principles) or Positive to life

Ann said can we can use protections vs restrictions

David:

Express Concern: In good faith Deed Restrictions in 1998 and we received 50% and made unequal homeowners. This is a completely voluntary effect.

Lise/Janice- Moved to Protect and Preserve verse membership focus. Have membership to understand that the Ce &R is going back to the original reason why it was in place in the beginning.

Motion to come out of Committee

Sue and Andy

Board to allow CE and R to move forward with talks with the community.

Motion to come to Committee

By-laws Committee

Looking for feedback about the Proposals for Spouse and Delegate Member

Questions about Spouse-Member

If on deed then you are in Member

Delegate-Member would represent the Member
Issue

Question for the Board
Guidance-

David-

Motion to By-laws committee to continue to work on Spousal and Delegate membership to be voted on in August in separate votes.

9 for
1 opposed

DCR cost share
Motions Susan /andy
All for the support the application for DCR grant

Erosion Committee

Questions about erosion plan
Suggestion: Explore engineer to guide for all of the erosion around Wildwood.

Motion to accept Board goals within community
Janice /Ruth

All voting yes

David Motion to approve the Dock on 58 Porcupine point

All for that

Operating Structure:

Board of Directors Governing body
How to improve

Motion to hand the Vacation Time over to personal committee
(Second by Andy)

Clubhouse and Campground

Ann will take on new committee for Clubhouse and Campground to complete a review of the Fee structure and Use of clubhouse/campground

Online voting-

Joe

Motion to accept the Online voting and go to Bylaws review.

All in favor

Motion: A letter from the Lawyer be sent to the homeowner responsible for the fireworks with a warning and a fine for violation of rules and regs and also a bill for personal to clean up the mess their mess and cc the Tolland Police & Fire Department

All in Favor

Andy and David Stone Left

Snow Plowing

Motion to lift a snow plow to 1 inch on dirt rounds using discretion of operator and investigate the rubber blade and generally not plow between 11pm-2am and employees take a 30 minute break after 8 hours of plowing and will not exceed 15 total work hours in a 24 hour period.

8 in favor

Zoning:

Building Committee to focus on board goal before looking into Zoning with Tolland

Motion to Executive session 1:03