

Tim's Cove Property Owners Association Annual Meeting
July 4, 2014
Held at Tom and Sharon Crepeau's Home, Sebec Shores Rd

1. Meeting was called to order by President Don Rush at 9:07 A.M
2. A road maintenance report was given by Tom Crepeau. This past winter produced an unusual amount of snow. Snow had to be pushed back out of the road so that the run off would in the spring would not cause numerous washouts. The expense of this was shared with the paper company. Fred Turner, Road Commissioner for Willimantic, toured the road from the Willimantic town line to the ends of both Tim's Cove Road and South Cove Road with Tom Crepeau and Don Rush. Mr. Turner okayed the culverts needed, gravel and the grading for this portion of the road. Willimantic has appropriated \$3000.00 for the year for this portion of the road. A price of \$7.00 per yard of gravel from Haley's was negotiated and a locked in price of \$90.00 per load for delivery has been put in place. Two new culverts were installed and one older one was reset. Sixty loads of gravel were purchased and grading has been done..
3. Secretary's report was not given. Mary Ellen Theriault, secretary was not able to in attendance.
4. Treasurer's report- Julia Flanders gave the following report:

Balance as of 6/30/13	\$31,740.44
(CD - \$17,454.85 and Checking - \$14,285.59)	
Balance as of 12/31/13	\$34,057.45
Balance as of 6/30/14	\$32,544.81

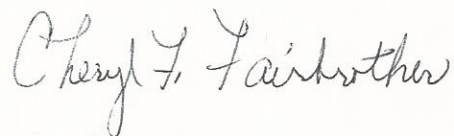
Notes – income consists of Town of Willimantic \$3,000.00, American Forest Management \$500.00 and members \$11,450. Seventy five percent of camp owners have paid the 2014 dues (73 of 97 property owners).
Expenditures: \$1268.00 Administration and \$15,207.64 on the road.
5. President, Don Rush, informed the members of the new website for Tim's Cove by MyLakeTown.com. By getting sponsors, it will pay for the monthly fee plus a percentage of the fee charged to the sponsors will come back to the association. The new site has more options than the previous one which has expired. Members were urged to sign on to the new website at Tims Cove.com.

- 6 A motion was made by Scott Hilton and seconded by Barbara Gronberg to elect Don Rush as moderator for the following portion of the meeting. .The vote was unanimous.
- 7 A motion was made by Marie Berry and seconded by Bob Simpson to convert to a Statutory Road Association. The vote was 39 in favor and 4 opposed. Motion passed.
- 8 **ARTICLE 1** Shall a board be elected and sworn? A motion was made by Don Hale and seconded by George Fischer to keep the present board of directors. Motion was passed with a unanimous vote.
- 9 **ARTICLE 2** What repairs and maintenance are necessary for Tim’s Cove Road and South Cove Road? A motion was made by Don Hale and seconded by George Fischer to have the Board of Directors make the decision as to what is necessary for maintenance and repair on the Tim’s Cove Road and the South Cove Road. Motion was passed with a unanimous vote.
- 10 **ARTICLE 3:** What contracts shall be entered into for the maintenance and repair of “Tim’s Cove Road and South Cove Road” from June 1, 2014 to May 31, 2015? A motion was made by Don Hale and seconded by George Fischer to have the Board of Directors make the decision on the contracts needed for the maintenance and repair for Tim’s Cove Road and South Cove Road. Motion was passed with a unanimous vote.
- 11 **ARTICLE 4:** What budget is appropriate to provide repairs and maintenance for Tim’s Cove Road and South Cove Road? A motion was made by Marie Berry and seconded by Don Page to give the Board of Directors authority to prepare a budget for repairs and maintenance for Tim’s Cove Road and South Cove Road. Motion was passed with a unanimous vote.
- 12 **ARTICLE 5:** What is the method by which apportionment shall be calculated among the benefited property owners? A motion was made by James Sikkes and seconded by Don Hale that the fee would be a flat fee for everyone. Motion was passed by a unanimous vote.
- 13 **ARTICLE 6:** Shall a meeting be called with notice and articles for vote at such a meeting to be prepared and sent at least two weeks prior by the road board or authorized agent thereof? A motion was made by Gretchen Reynolds and seconded by Kathy Larrabee that a meeting shall be called with notice and articles for vote at such a meeting to be

prepared and sent at least two weeks prior by the road board or authorized agent thereof. Motion was passed by a unanimous vote.

- 14 A motion was made by Kathy Larrabee and seconded by James Sikkes that the association file liens and collect filling and late fees with a procedure to file liens 110 days after the due date if payments or arrangements for payments have not been made with the Treasurer. The motion passed with a unanimous vote.
- 15 A motion was made by Greg Kemp and seconded by George Fischer that the association would charge a late fee of \$15.00 per month or \$0.50 per day commencing on July 15, 2014 and June 15, 2015 and going forward. The motion passed by a unanimous vote.
- 16 A motion was made by Marie Berry and seconded by George Fischer that the road fees due date would be June 1st of every year. The motion passed with a unanimous vote.
- 17 A motion was made by Marie Berry and seconded by George Fischer that the annual road fee for this year would be \$150.00. The motion passed unanimously.
- 18 An election was held to fill the three vacancies for the Board of Directors. Don Rush and Mary Ellen Theriault were reelected for three year terms and Marlene Greenlaw was elected to fill the third three year position.
- 19 A motion was made by Don Hale and seconded by Kathy Larrabee to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 11:16 A.M.

Respectfully submitted,



Cheryl F. Fairbrother

A short meeting was held by the Board of Directors after the adjournment of the annual meeting to elect officers for the board. The following officers were elected:

President Don Rush

Vice President Tom Crepeau

Secretary Mary Ellen Theriault

Treasurer Julia Flanders