

Meeting of the Kasson Grove Property Owners Association (KGPOA) Board of Governors

Date: Saturday, February 15th, 2025

Bethlehem Public Library

Call to order: 9:03 AM

Attendees: Chris Brown, Patty Broderick, Gerry DeHippolytis, Marshall Goldberg, Mike Hastey, Bobbi Juhas, Jim Juhas

Absent: Dean Everard, Steve Rome

Public in Attendance: None

Approval of minutes

Motion to approve minutes of the January 18th, 2025 meeting by Jim Juhas/ Seconded by Mike Hastey.

Motion carried, 7-0.

Treasurer's Report

Jim shared information about the KGPOA's financial status; including income and expenditures, as well as budgetary impact. Jim has revised all budgetary numbers to reflect transactions to date in an effort to make more clear KGPOA's budget status.

A sale of 52 Lakeview Avenue was reported, but Jim has not yet received the details regarding new ownership. With that in mind, and a recent sale at 28 Highland Road, Patty plans to forward letters of welcome from the Association.

In terms of a broader perspective, Jim noted that he'd heard that the Town of Bethlehem's Grand List (a compilation of all taxable assets within its borders) had decreased by more than 1%. As a result, tax proceeds to the Town shall diminish as well and a more frugal, conservative approach to its services can be expected.

Financial information is always available to Kasson Grove Property Owners Association members by contacting Jim Juhas at james.f.juhas@snet.net; or (203) 578-0958.

Beautification - Dean Everard

No report at this time.

Waterfront / Plowing – Mike Hastey

Mike reported that, despite the number of snow events so far this season, the roads have been well plowed and passable. The weather forecast continues to indicate a

challenging end to winter.

Project Coordination - Steve Rome

The latest quote, from Ct Sealcoat, for the Bellamy Lane project was reviewed and briefly discussed. It would pave 304 linear feet, as well as repair and replace necessary drainage infrastructure at a cost of, approximately, \$39K. The Board has taken on a multi-year savings program to meet the needs of this project and believes that its continuance is in our collective best interest. To that end, next year's budget shall, again, plan to set aside funds for this need. It is believed that Bellamy Lane shall remain fully functional throughout this process.

Old Business

The issue of Lot 40, located on Kasson Avenue across from #54, was formally updated. Ownership of that parcel continues to face competing claims from the KGPOA and Doreen Brown (#54). Jim had reached out, from the KGPOA, seeking resolution and, at last note, had received an indication from Ms. Brown's attorney that a response would be forwarded shortly.

New Business

Mike Hastey stated that he now has access to the ability to digitize large maps, etc. for future reference needs. Some of the maps the Association uses are stored with the Town, and others with Jim, but, generally, they are fragile; made of paper and outsized. Bobbi suggested that we could begin systematically making these maps digital, allowing for easy storage and use. Bobbi and Jim shall follow up with Mike in this process.

Motion to adjourn - Mike Hastey, Jim Juhas seconded. Motion passed, 7-0. Meeting adjourned, 10:01 AM.

Next meeting will be on Saturday, March 15th, 2025 at 9:00 AM.

Respectfully submitted by Marshall Goldberg, Clerk.