

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

Date: Saturday, March 15th, 2025

Bethlehem Public Library

Call to order: 9:00 AM

Attendees: Chris Brown, Patty Broderick, Gerry DeHippolytis, Dean Everard, Marshall Goldberg, Bobbi Juhas, Jim Juhas, Steve Rome

Absent: Mike Hastey

Public in Attendance: None

Approval of minutes

Motion to approve minutes of the February 15th, 2025 meeting by Jim Juhas/ Seconded by Steve Rome.

Motion carried, 8-0.

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.

An initial discussion was directed by Jim towards the formation of next year's budget; specifically, a review of current expenditures to estimates, as well as focusing the Board's thoughts towards projects and needs for the coming fiscal year.

Jim also reported that outstanding tax amounts generally remain the same as the prior month.

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. Activity is anticipated to begin as the weather improves.

Waterfront / Plowing – Mike Hastey

The Association received a proposal from its landscaper for a Spring cleanup. Consideration of it shall be deferred until April's meeting.

#### Project Coordination - Steve Rome

Steve reported that his contact at the Ct Dept of Transportation notified him that the drainage concerns, emanating from the driveway of a residence on Route 61 and moving downhill into the Grove, have been remediated to the DOT's satisfaction by the owner.

The north side of Lake Avenue, recently repaved, has shown signs of damage and the potential for further deterioration. Steve reached out for an estimate from Ct Sealcoating (\$1500), but decided to concrete/fortify the area as a personal project. Much appreciated.

Chris raised a concern about Ridge Road, just north of #22, where the road is often washed out and seriously iced in the winter months. As this problem is relatively recent, and potentially aligned with the installation of a new septic system at #22, some investigation of whether or not a cause/effect condition has been created shall be the next step. At the same time, consideration shall be given to a means of diverting the water to somewhere off-road and safe.

Finally, Steve reported that new road signs shall be arriving in April.

#### Old Business

Patty expressed a concern about the cutback of vegetation that choke the roads as the growing season arrives. The Association has previously contracted with its landscaper for such services, but would rather save that cost, if possible. The issue shall be addressed at the Annual Meeting with an ask for individual owners to maintain their properties, and the creation of a volunteer effort for those who need further assistance.

The issue of Lot 40, located on Kasson Avenue across from #54, shall be updated within an executive session following the regular business of the meeting. 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 had recently received a response from Ms. Brown's attorney.

The property at 80 Ridge Road, whose structure has recently fallen in upon itself, is still being followed up upon.

#### New Business

A brief discussion was had regarding the venue for this year's Annual Meeting. After reviewing alternatives, it is believed that Memorial Hall remains the best option for attendee comfort and Board presentations. We shall contact the custodians of Memorial Hall to discuss its availability and cost. The meeting date is July 12th at 10 AM.

Jim raised an important issue that he had discussed with the Association's insurance agent concerning the potential use of alcoholic beverages on Association property. Difficult as it is to imagine, insurance companies look upon alcohol use as an unnecessary risk factor which, in the absence of a published restrictive policy, would threaten their extending insurance coverage to us. To comply with that concern, the Association shall have to create and pass an ordinance restricting the use of alcohol, as well as procure signage for the beach and other KGPOA property denoting that policy. In the event that a beach rental, for example, wishes to serve alcohol, the KGPOA may insist on the renter getting an insurance policy for that single event which names the Association as an insured party and holds it harmless for its effects. It was suggested that such a policy would cost \$200 or so for a single day event.

Patty Buchanan has agreed to chair a renewed Social committee. It is hoped that other community members, who have expressed an interest in the Committee's renewal, will assist in planning and executing events this summer.

Motion to adjourn - Marshall Goldberg, Gerry DeHippolytis seconded. Motion passed, 7-0. Meeting adjourned, 11:01 AM.

Next meeting will be on Saturday, April 19th, 2025 at 9:00 AM.

Respectfully submitted by Marshall Goldberg, Clerk.