

Meeting of the Kasson Grove Property Owner's Association
Saturday, April 19th, 2025
Bethlehem Library, Leever Room

Call to Order 9:00 AM

Board Attendees - Patty Broderick, Chris Brown, Jerry DeHippolytis, Dean Everard, Marshall Goldberg, Mike Hastey, Bobbi Juhas, Jim Juhas, Steve Rome

Board Absentees - None

Public, in attendance - None

Approval of March, 2024 Minutes - with noted changes; motion by Steve Rome, seconded by Dean Everard. Unanimously approved.

Treasurer's Report - Jim Juhas

Jim shared information about the KGPOA's financial status; including income and expenditures as well as budgetary impact.

It was reported that, following a year of careful spending and monitoring, the balance of unspent funds from this year's budget may approximate \$30K. That amount is nearly sufficient to meet the cost of the Bethlehem Lane paving project but, without further resources and decision input, no plans have, as yet, been made.

Jim followed up on last month's insurance discussion, noting that an inspection of the Association's insured property had been carried out last month. A remaining insurance issue is addressed in the Old Business section of the minutes.

The property at 22 Ridge Road has transferred ownership. As concerns with its septic system have been stated in previous Minutes, additional monitoring shall continue to ensure that all is resolved to the Association's satisfaction.

Financial information is always available to Kasson Grove Property Owners Association members by contacting Jim Juhas at james.f.juhas@snet.net

Beach and Plowing Committee - Mike Hastey
New sand, for the beach, is again anticipated for the upcoming season.

Mike has already purchased new paint for the speed bumps along Kasson Road.

A review of the possibility of road sweeping this year was discussed. There appears to be sufficient funds allocated in the budget to meet this need, which has not been addressed since 2018.

The need for a Spring property clean-up was also brought up for review. This, too, is in the budget. Steve had a discussion with a Kasson Grove resident who wanted to participate in a volunteer mowing / maintenance effort that would save the Association this expense. This possibility shall be explored further.

Project Coordinator - Steve Rome

Ridge Road Drainage - Steve reported that a drainage depression on Ridge Road, just north of Lake Avenue, has silted over and is no longer capable of holding and directing water as designed. Steve and Chris Brown shall work together to arrange a means of silt removal and, if necessary, consider new rock placement underneath the depression. It is hoped that the rock that was originally there, remains and can be used again. Chris has suggested mid-May as a target for getting this done.

Steve noted that the new street signs are anticipated shortly. A volunteer effort to replace the old ones shall commence after they are in hand.

Beautification - Dean Everard

With Spring upon us, planting shall begin shortly. Dean's work on enhancing the appearance of the community is always appreciated.

Social - Patty Broderick

Patty plans to speak with Tom Hlas (the former Social chair) and Pam Peterson, who has volunteered to help with events, to get this committee going once again.

Old Business

As a result of our insurer's concerns, the Board has decided to prohibit alcohol consumption on KGPOA property as, it was noted, the Town of Bethlehem had previously done. To properly do so, an ordinance specifying the prohibition shall be developed, and notice, via signage, etc., shall be placed at the beach, pavilion, and boat launches. Notice shall also be sent with annual meeting notifications, as well as at the annual meeting itself.

Annual Meeting - Jim shall contact Memorial Hall to check its availability for the KGPOA annual meeting on July 12th.

New Business

Jim asked that Board members give consideration to next year's budget requests, as well as to what can be saved from this year's allocations.

Motion to Adjourn - Jim Juhas, seconded by Jerry DeHippolytis. Unanimously approved. Adjourned 10:10 AM.

The next meeting is scheduled for May 17th, 2025, at 9 AM.

Respectfully submitted by Marshall Goldberg, Board Member/Secretary.