

Meeting of the Kasson Grove Property Owner's Association

Saturday, July 19, 2025

Bethlehem Library, Leever Room

Call to Order 9:02 AM

Board Attendees - Patty Broderick, Chris Brown, Gerry DeHippolytis, Dean Everard, Jason Fidalgo, Marshall Goldberg, Bobbi Juhas, Jim Juhas, Steve Rome

Board Absentees - None

Public in attendance - None

Approval of June, 2025 Minutes, as revised - motion by Jim Juhas, seconded by Chris Brown. 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.

Given the detailed analyses that had been prepared for the Annual Meeting one week prior, there has been little additional activity to report. One significant transaction was noted - \$18,000 was placed on deposit with CT Sealcoating for the upcoming Bethlehem Lane repaving and drainage project that is expected to begin in August.

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,

No report at this time. It was, however, noted to general agreement, that the beach appearance has been looking well cared for and no substantial needs are apparent at this time.

Project Coordinator -Steve Rome

Steve indicated that he shall file a copy of the CT Sealcoat proposal (for Bethlehem Lane) at the Town's offices, thereby providing access to any member of the public inclined to view it. Jim shall drop it off for Steve in the next week.

Steve has spoken with the neighbors immediately affected by that project to ensure their understanding and to allay their concerns.

Jim expressed a concern about certain residents at the southern end of Lakeview Drive who are elderly and, in the event of possibly needing an ambulance during the actual repaving, might face difficulty in accessing it. The road would need to be passable, or

another means of reaching them would have to be devised. This concern, of course, extends beyond these particular residents, as injuries and illnesses are a universally shared hazard. The Town, ambulance, and fire personnel shall all be notified of the dates and times of the planned work schedule.

Chris Brown, and Steve, described the scope of pothole repairs that are planned in the near future for the Grove; with the work to be done by Chris.

It was noted that the weed-filled drainage areas on the side of Lake Avenue, which were weedwhacked (by volunteers) only a few weeks back, have now grown back sufficiently to require additional attention.

Beautification - Dean Everard

No report at this time.

Social - Patty Broderick

Patty spoke to a handful of residents during and after the Annual Meeting in the hopes of creating an event for September 13th. Patty is hoping to get an existing email list from Tom Hlas (the previous Social chair) and, perhaps, from Jim as well. A master resident list would be valuable to publicizing events, as well as to create a directory of sorts that would facilitate contacting residents during emergencies or other issues.

Old Business

The Association's need to draft an ordinance restricting the use of alcohol on KGPOA property remains an ongoing process. Patty and Jim, who have researched this most fully, shall use the Town's ordinance as a model, and put together a draft for review at a future meeting, followed by a legal review from our lawyer. The need for signage, insurance riders (if desired), and waiver signing shall all be considered in this process.

New Business

KGPOA tax bills shall be sent out beginning next week. In addition to the bill and accompanying information about Board members and their contact information, it was recommended that the following be added:

- 1 A solicitation of email addresses for those willing to share.
- 2 A note about the prohibition of mini-bikes and ATV's on KGPOA roads. (Call the police if observed).
- 3 A reminder that cutting back vegetation nearing the road is each property owner's responsibility.
- 4 A reminder of KGPOA speed limits.

There has been no new progress regarding Lot 40, on Kasson Avenue. A settlement proposal was sent to Ms. Brown, without response.

Election Results / Tams

With 4 people running for 4 Board vacancies, the outstanding issue remaining was who

was to assume what term. Three positions had 3 year terms, while one had a 1 year term. Jerry volunteered to take the 1 year term, leaving Bobbi, Patty, and Jason to take those extending out 3 years.

Officers were determined, and remain as previously aligned -

President - Bobbi Juhas

Vice President - Chris Brown

Treasurer- Jim Juhas

Secretary- Marshall Goldberg

Jason Fidalgo has agreed to take on the role of Roads chair which, it is hoped, will be a bit easier with a snow plow contract already in place and other road work relatively under control. Mike Hastey remains a valuable resource of support, if needed.

Motion to Adjourn - Dean Everard, seconded by Gerry DeHippolytis. Unanimously approved. Adjourned 11:41 AM.

The next meeting is scheduled for August 16th, 9 AM.

Respectfully submitted by Marshall Goldberg, Board Member/Secretary.