

Meeting of the Kasson Grove Property Owner's Association

Saturday, August 17th, 2025

Bethlehem Library, Leever Room

Call to Order 9:03 AM

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

Board Absentees - Dean Everard

Public in attendance - Katie Mayer

Approval of July, 2025 Minutes - motion by Jim Juhas, seconded by Steve Rome. 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.

Tax collections have been a little slower this year than last - so far. It must be noted that taxes remain on time until August 31st.

The company responsible for the portable toilet at the beach has been sold. Jim has set up an account with the new owner(s), who will provide a similar service at the originally contracted price.

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 - Jason Fidalgo

The beach continues to look good this year, so new sand will be deferred until 2026.

Having heard from certain community members about the need to paint the speed bumps (to make them more easily identifiable), Jason shall coordinate with Mike Hastey to insure materials are on hand, and with Steve Rome to set a date for volunteer outreach to assist in the project.

Jason shall also speak with Mike Hastey about plowing in advance of the winter season.

Project Coordinator - Steve Rome

Steve noted that paving is scheduled for Monday, August 19th. New curbing is expected to be included on the project, although not on the bottom of Bethlehem Lane, near Kasson Ave, where the contractors believe it shall not be necessary. Should that prove to require curbing, that shall be addressed subsequently, likely with volunteer efforts to

support them.

Having received a previous inquiry from Steve Licursi, 31 Kasson Ave., concerning drainage issues on / near his property, Steve invited a discussion about a KingsMark drainage ditch that extends down from Bethlehem Lane, then behind the properties of 36 to 20 Kasson Ave. While still functioning, in some capacity. It may need to be cleared / cleaned. Steve shall investigate further, as well as consider speaking with Steve Sorti, Bethlehem First Selectman as to what, if anything, the Town can do to assist.

Beautification - Dean Everard

No report at this time.

Social - Patty Broderick

Patty continues to look into creating a comprehensive list of property owners and their associated contact information. This shall be an ongoing process.

As referenced last month, Patty has taken the reins of the defunct Social committee, and has brought a specific plan before the Board. A meeting with several property owners was held earlier to brainstorm ideas for a September 20th event at the beach / pavilion. After a considerable amount of planning, and no budgetary funds available at all, the committee proposed that the Board allocate \$700 for the September 20th event. Having identified areas of the budget that could be re-allocated to enable this level of funding, Steve Rome made a motion to do so, seconded by Marshall Goldberg. Motion passed 6-2; Bobbi Juhas and Jim Juhas opposing.

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.

Note - an insurance waiver for alcohol use is likely for the September 20th Social event, and has been included in the budget request.

Motion to Adjourn - Steve Rome, seconded by Chris Brown. Unanimously approved.
Adjourned 10:47 AM.

The next meeting is scheduled for September 20th, 9 AM.

Respectfully submitted by Marshall Goldberg, Board Member/Secretary.