

Meeting of the Kasson Grove Property Owner's Association

Saturday, September 20th, 2025

Bethlehem Library, Leever Room

Call to Order 9:03 AM

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

Board Absentees - None

Public in attendance - None

Approval of August, 2025 Minutes - motion by Jim Juhas, seconded by Jerry DeHippolytis. Unanimously approved, with a revision of the budget from the July meeting attached.

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; taxes on approximately 31 properties are not yet fully paid. Note - they were due by August 31st.

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 portable toilet has been well maintained under new ownership.

Having heard from certain community members about the need to paint the speed bumps (to make them more easily identifiable), Jason undertook the effort on his own, and has repainted all speed bumps on Kasson Avenue and shall proceed to Lakeview next. Jason mixed reflective glass into the paint, making the bumps even more apparent, especially at night. The result of that effort has been a significant improvement to the community's safety and infrastructure.

Jason plans to contact our new snow plow contractor shortly; primarily to introduce himself and set himself up as Kasson Grove's primary contact for this service.

Project Coordinator - Steve Rome

Steve is overseeing the final tasks related to the Bethlehem Lane repaving project; noting that Chris Brown cut out a front entrance curb at Keith Apgar's house, and that he has spoken with CT Sealcoating about repairing some curbing near the intersection

of Ridge Road and Lake Street. CT Sealcoating has asked for \$500 to repair approximately 23 feet of curbing at that location.

Steve reminded the Board that Sunday, September 21st was a scheduled volunteer day at the Grove, with projects to include - adding topsoil and seed, under hay, on the Bethlehem Lane repaving area; restoring a stop sign at the corner of Bethlehem Lane and Kasson Avenue; painting the remaining speed bumps; and restoring the sign that used to reside at the entrance to the Grove.

2 potholes on Lakeview Avenue remain to be filled in by Chris Brown.

Beautification - Dean Everard

No report at this time.

Social - Patty Broderick

Patty continues to create a comprehensive list of property owners and their associated contact information. This shall be an ongoing process, with a direct ask of individuals as they arrive for the September 20th social event at the beach.

At present, the number of individuals having secured reservations at the September 20th event is significantly higher than at previous social events.

Old Business

The Association's need to draft an ordinance restricting the use of alcohol on KGPOA property remains ongoing. 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. Additional language may be added to the pavilion reservation form. The Grove's ordinance governing the beach may also need revision to reflect the new restrictive alcohol policy. The need for signage, insurance riders (if desired), and waiver signing shall all be considered in this process.

Lot 40 - in response to the Board's request for a fair market value contribution from Doreen Brown for taking ownership of Lot 40 from the KGPOA, without negotiation or permission, her lawyer indicated that no contribution was being considered or anticipated. Given that this property was taken as the result of an administrative error, the Board shall continue to strategize for a fair resolution.

Bob Vensal - Having looked into Mr. Vensal's concerns, as expressed in his letter to the Board, it was found that no handicapped parking is required, by law, at the beach, and that the paving issue on Lakeview Drive is the result of excess material derived from the Bethlehem Lane project, and that all is in order near Mr. Vensal's abode.

Motion to Adjourn - Steve Rome, seconded by dean Everard. Unanimously approved.

Adjourned 10:28 AM.

The next meeting is scheduled for October 25th, 9 AM.

Respectfully submitted by Marshall Goldberg, Board Member/Secretary.