

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

Date: Saturday, October 25th, 2025

Bethlehem Public Library

Call to order: 9:03 AM

Attendees: Chris Brown, Patty Broderick, Jerry DeHippolytis, Marshall Goldberg, Bobbi Juhas, Jim Juhas, Steve Rome

Absent: Dean Everard, Jason Fidalgo

Public in Attendance: Steve Licursi, Oscar Santana

Approval of minutes

Motion to approve minutes of the September 20th, 2025 meeting by Steve Rome/
Seconded by Jerry DeHippolytis.

Motion carried, 7-0.

Audience of the Public

Steve Licursi, owner of 31 and 32 Kasson Avenue, voiced his concerns about the infiltration of water onto his properties and expressed his hope that the Association might be of assistance in helping to alleviate this ongoing situation. Subsequent discussion yielded the following points:

- • a drainage ditch that extends parallel from just behind Ridge Road, crossing Bethlehem Lane, and then perpendicular to Kasson Avenue (leading to a catch basin) is likely the source of the problem. The area between Lakeview Drive (just past Bethlehem Lane) and its conclusion near 20 Kasson Avenue is considered the most critical part. It is believed that a lack of depth and years of overgrowth have seriously diminished its function to gather and channel water effectively as it comes down the hill from Route 61.
- • this ditch was part of the Town's Kingsmark project, which was created to directly meet that need, but which was never provided funding for subsequent maintenance or expansion, if needed.
- • Jim Juhas recalled that John Brody was contracted in approximately 2012 to clean out and re-establish the integrity of the ditch, but nothing further has been done in the years since. Clearing vegetation, adding depth, and some new piping would all contribute to rectifying the problem.
- • Steve Rome shall contact John Brody to solicit ideas for solutions to the problem for our consideration. Stefan Fenn may be contacted as well.

Oscar Santana, 14 Kasson Avenue, is a member of the Town's Lake Committee, and provided information about the early drawdown of the water level and the Town's plans. Only one of the two pipes that remove water from the lake is functioning, with repairs on the other occurring this morning (October 25th). The Town is refurbishing the Town Boat Launch (restoring, etc.), so earlier draining will give it sufficient time to make the needed repairs.

Treasurer's Report

Jim shared information about the KGPOA's financial status; including income and expenditures as well as budgetary impact. Jim has further revised all budget numbers to reflect transactions to date in an effort to make clear KPGOA's current and projected budget status.

Jim reported that the Association has approximately \$47K remaining in its budget for the year, but a number of major expenses - insurances, snow plowing, etc. - remain to be paid. The current financial situation, therefore, is in keeping with the expectations of the budget construction process.

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.

Social Committee Report - Patty Broderick

The Fall (Lobster Roll) Event, created after a long Social Committee hiatus, was a success beyond expectations. There was a larger turnout than in recent memory and all seemed to have a good time. The various volunteers who worked hard to bring it to fruition are much appreciated.

Patty is hoping to have a sense of possible funding for a Spring (Memorial Day?) event, but nothing specific was allocated in the last year's budget as a result of the break in Social Committee leadership in prior years. The Board shall revisit possible funding as we get further in the year and see where, and if, there are remaining balances to reallocate.

Beautification - Dean Everard

No report at this time.

Waterfront / Plowing – Jason Fidalgo

The Port-A-John has been removed from the beach and paid in full for the season.

Jason has removed the ropes and buoys and hung them in the shed for winter storage.

The deadline for removing boats from the North and South Boat Launches is November 1st, which Jason has reiterated via an emailed message to residents. For those remaining with identifying tags/markings on their boats, Jason will try to reach out directly. Boats that are unidentifiable and left at either Launch, shall be removed to the beach parking lot.

This year's snow plowing contract is set, at \$17K total. Jason plans to meet with the contractor to identify areas to pile snow, and to establish property lines for residents. Residents are encouraged to place snow reflectors at their property lines if they choose to.

Projects - Steve Rome

Steve reported that CT Sealcoat filled many potholes with the asphalt remaining from the Bethlehem Lane repaving project. Chris Brown repaired another on Lakeview Drive.

New Business

Jim Juhas reported receiving a call from a resident whose tree fell onto the road, partially blocking it, who was looking for a recommended tree removal company that might be responsive quickly. Jim has suggested Michael Pondive and Son from Middlebury. As other worthy competitors are identified, we will consider a listing for residents in similar situations.

It was noted that the annual drain cleaning has been completed, managed by Tom Woodin. The Association appreciates Tom's continuing efforts for the community.

Motion to adjourn was made by Steve Rome, seconded by Jerry DeHippolytis - approved at 10:14 AM.

Next meeting will be on Saturday, November 15th at 9:00 AM.

Respectfully submitted by Marshall Goldberg, Clerk.