

"March 3, 2004
Pine Orchard, Connecticut

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT, there will be a special meeting of the Executive Committee on **Monday, March 8, 2004 at 8:00 PM** in the board room at the association Building to consider the following reports:

1. From the President
2. From the Treasurer
3. On roads & Public Works
4. On Security
5. On Zoning
6. And any other business that may come before the meeting.

Attest: Jennifer Aniskovich, President"

Pine Orchard Association Meeting of the Executive Board Minutes 3/15/04

The meeting was called to order by President Jennifer Aniskovich at 8:05pm. Present were: Jennifer Aniskovich, Viviane Briggs, Stacy Ruwe, Eric Hanson, Joe Sepot, John Donegan, Charlie Shelton, James Kaiser, Elaine Littlehales and Vining Bigelow. Absent: Kelly Brownell, Joe Canavan

A motion was made by Charlie Shelton to accept the minutes of the last meeting on 12/1/03 and seconded by Stacy Ruwe. The motion was approved with the correction of Clinton to Madison for the location of Hammanasset Beach.

Jennifer then introduced 6 residents of Pine Orchard who wished to address the Board relative to the proposed Greenway Trail. The residents, Jeanne Hughes, Paul and Rose Sturgess, Maggie Zampano and Harold and Maria Juiliano raised the following concerns:

- The trail in Cheshire/Hamden is extremely congested on weekends and there is concern that the same high level of usage would occur on the Pine Orchard section of the trail.
- The trail will be advertised and used by people from all over the state, not just local residents
- The trail would result in more automobile traffic in Pine Orchard
- Parking would become an issue as people seek to access the trail in Pine Orchard
- Security concerns e.g., theft and personal safety issues
- Noise issues related to the increased level of traffic and people at all hours
- People wandering off the trail onto private property abutting the trail
- Will outsiders respect the Pine Orchard community and not leave trash behind

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- Will the trail become a paved trail in the future and grow larger
- Increased number of people in Young's Pond which was given to the town, not the entire state of Connecticut

Additional discussion with the Board raised some question as to the authorization provided by the Town, and if the Town approves the concept, what happens to the plan if Pine Orchard rejects our portion of the trail. Further discussion followed as to how the trail will interface with Pine Orchard Club property. To date, the Club has not taken any action on this issue.

The group pointed out that few residents seemed fully aware of the plans for the Trail and the possible ramifications. They asked the Association for their support in addressing the issues cited above. Jennifer suggested that the Association could conduct a meeting with Pine Orchard residents and invite representatives of the Greenway Trail to make a presentation and answer any questions. It was decided that this meeting could be combined with the planned Security meeting.

A motion was made by James to schedule a meeting with Greenway representatives and Pine Orchard residents. In the meantime, Jennifer will prepare a letter to Greenway requesting that they cease any further activity on our portion of the trail until such meeting is held. Town officials will also be invited to attend. The motion was seconded by John and approved.

Next Alex Klutch presented information relative to a subdivision approved for property located at 175 Pine Orchard Road. The buyer, Douglas Anderson of Anderson Wilcox Corporation, has received approval from the Town Planning and Zoning Commission to build 5 homes on 2 acres of land. The Commission has placed a condition on the approval by requiring a "letter from the Pine Orchard zoning body stating that it does not claim jurisdiction over the approximately 5,000 square feet on Lot #1 which falls within the Pine Orchard boundary". Pine Orchard zoning requires 40,000 square feet, Zone AA-1 (approx 1 acre) per building lot in this area of Pine Orchard, but the Town requires only 15,000 square feet, Zone R-3 (approx. ¼ acre) per building lot in this area. It was also pointed out that there is a deed restriction on the property which limits future sub-division of this parcel to two one-acre lots.

A letter from Douglas Anderson was distributed stating his position re: the Pine Orchard Association. Specifically, the current owners have never paid Pine Orchard taxes or received Pine Orchard zoning approval for work previously done on their property. Discussion followed relative to the taxation of properties which are partially in Pine Orchard i.e., does Pine Orchard zoning have jurisdiction over the entire property or just the portion which is in Pine Orchard. A decision was made that we do in fact have jurisdiction over the portion within Pine Orchard. Per the Pine Orchard Association Charter, they are taxed only on the value of the portion of the property in Pine Orchard. There are 4 homes on Yowago which are affected by this. Elaine was asked to research these 4 properties for a precedent relative to the application of Pine Orchard zoning requirements.

Following much discussion, the Board agreed to assert jurisdiction over 175 Pine Orchard Road and Joe moved that we seek advice from legal counsel as to the impact of such jurisdiction. In addition, the Board sets a \$3,000 limit on expenses relative to this inquiry. The motion was seconded by Jennifer and it was approved by 8 votes in favor with John and Charlie abstaining.

Jennifer reported that she and Stacy had met with John Opie, Peter Brainerd (Stony Creek Association), Ted Lovejoy, Bill Donaruma and Barbara Neal re: renewal of the Vision Appraisal contract. It was requested that a meeting be scheduled with representatives from Vision, the town and Pine Orchard representatives to discuss the neighborhood, waterfront, condition and custom factors used in their valuations. There was discussion relative to the Board of Assessment Appeals and their position that changes cannot be made to assessments unless there is an error.

Stacy presented the Treasurer's Report pointing out that the Directors and Officers Insurance premium is up from last year and rental payment has been received from the Town for the bay area. Elaine noted that 5 residents still have not paid their property taxes.

James reported that he had met with John Opie regarding traffic concerns and he was very open to working with us on this issue. He has since requested that the Board of Police Commissioners look into the installation of stop signs and pedestrian right of ways.

James also mentioned that the steps at the end of Halstead have deteriorated over the winter and are in desperate need of repair. A motion was made by John to authorize such repairs by John LaGreca up to a cost of \$1,500. The motion was seconded by Joe and approved.

Elaine reported that the new security company is providing us with daily reports of their activity.

Vining presented 2 quotes for roof repairs to the Association building: \$4,200 for shingling over the existing roof and \$7,600 for stripping and shingling. It was pointed out that any warranties are voided when shingling is done over existing shingles and a decision was made to draw down on our reserves to pay for the repairs since it is not in this year's budget. Elaine made a motion to approve the \$7,600 for roof expenditures. The motion was seconded by Stacy and approved.

Vining also reported that the breakwater is under control however the cement steps at the end of Selden Avenue are in need of repair. He will obtain an estimate from Paul Riccio and bring it to the next meeting for review/approval by the Board. A motion was made and approved to adjourn and the meeting ended at 10:05 pm. The next meeting will be held on Monday, May 10, 2004.

Respectfully submitted,



Viviane Briggs

"May 5, 2004

TO THE EXECUTIVE COMMITTEE OF THE PINE ORCHARD ASSOCIATION

AT THE CALL OF THE PRESIDENT there will be a special meeting of the Executive Committee on **Monday, May 10 2004 at 8:00 PM** in the Board Room of the Association Building to consider the following:

1. Report on the status of the outstanding legal/zoning issue, perhaps with Attorney Alice Bruno attending.
2. Treasurer's report
3. Reports and Follow-up on April 26th Association Meeting:
 - a. Greenway Trail
 - b. Security
 - c. Survey taken at meeting.
4. Waterfront and association Building
5. Mirror Lake treatment
6. Annual Meeting
7. Summer Picnic
8. Any other business that may come before the meeting.

Attest: Jennifer Aniskovich, President"

Pine Orchard Association Meeting of the Executive Board Minutes 5/10/04

The meeting was called to order by President Jennifer Aniskovich at 8:05 pm. Present were: Jennifer Aniskovich, Viviane Briggs, Joe Sepot, Joe Canavan, John Donegan, Elaine Littlehales, Charlie Shelton, James Kaiser, Kelly Brownell, Stacy Ruwe and Vining Bigelow. Absent: Eric Hanson

James Kaiser made a motion to approve the minutes of the March 18th meeting. The motion was seconded by John Donegan and approved.

Fritz Reimers appeared before the Board to request that the Board attempt to have Route 146 re-routed out of Pine Orchard. Fritz cited the following factors in his request:

- The level of traffic causes air pollution in our neighborhood
- There is a high level of noise from the trucks and motorcycles
- The high number of vehicles (and their speed) is dangerous to the many walkers and joggers in Pine Orchard

Fritz suggested that we might request assistance from the Hotchkiss Grove and Indian Neck Associations to accomplish this. He also noted that he had spoken with John Opie about this issue and his feeling was that this is not a town issue.

Stacy Ruwe next presented the Treasurer's Report and requested feedback from the Board members for input as to the 2005 budget by the next meeting in June. She also noted that the Association received a property tax bill on the security vehicle and this was being appealed and reviewed by Town attorney Robin Sandler. She also mentioned that H. D. Segur was working on an insurance quote for the Association. John moved to accept the Treasurer's Report. The move was seconded by Joe Sepot and approved.

Stacy stated that she had moved Association Bank accounts to Fleet Bank and raised the issue of ATM cards for the accounts. A motion was made by Stacy that the ATM cards be locked in the Association office and be used only with approval by the President or Treasurer. John seconded the motion and it was passed.

Attorney Alice Bruno was next on the agenda. Attorney Bruno had been hired to provide advice relative to the jurisdiction issue over property located at 175 Pine Orchard Road. Following much discussion, it was agreed that Attorney Bruno will write a letter to Doug Anderson of the Anderson Wilcox Corporation stating that a portion of the property is in Pine Orchard and that we do have jurisdiction. A copy will be sent to Shirley Rasmusson, Town Planner.

Jennifer provided a recap of a discussion with Steve Dudley regarding the Greenway Trail and its passage through Pine Orchard. Discussion followed regarding the pros and cons of the Trail location with Kelly commenting that the Trail would be an asset to the community and we should approve the use of Pine Orchard Association land. Jennifer made a motion to approve the idea of the Trail running behind the Association building and to authorize the Executive officers to draft a letter to that affect to the Greenway Trail organization. The motion was seconded by Joe Sepot and passed with 9 approvals and 2 opposing. Jennifer designated Elaine as the Association liaison with Betsy Regan of the Greenway Trail.

Jennifer reported that she has received complaints regarding a handicap parking sign on Island View Avenue in front of the Ely house. The sign will be removed by James.

Susan Katz of Island View Avenue sent a request that the Association consider contributing to the cost of repairs to the seawall in front of her property. The response is that maintenance of access points to the water is part of the Association's responsibility, not individual homeowner's seawalls.

It was reported that there had been a robbery at the Pine Orchard Market and an attempted robbery of the Swan's home on Anchorage Road. Security has been made aware of this situation.

It was noted that the Security vehicle has been parked in front of the Association building during off hours. It was suggested that the car be parked in back of the building.

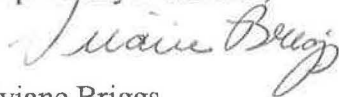
There was discussion of the DEP algaecide treatment of Mirror Lake. Viviane will contact Pam Roy for an update on that issue.

A discussion of the summer picnic was tabled for the next meeting.

It was decided that a June meeting would be necessary to determine the budget, mil rate and slate of nominees prior to the Annual meeting to be held in July. Board members with expiring terms are: Vining, Elaine, Joe Sepot and Charlie. The meeting was scheduled for June 14, 2004.

The meeting was adjourned at 10:10 pm.

Respectfully submitted,



Viviane Briggs
Clerk

"May 24, 2004

TO THE MEMBERS OF THE EXECUTIVE COMMITTEE

AT THE CALL OF THE PRESIDENT there will be a special meeting of the Executive Committee on **Monday, June 14, 2004 at 8:00 PM** to act on the following items:

1. To set a budget for next year
2. To establish a mill rate for taxes
3. To nominate a slate of officers
4. Anything else pertaining to the Annual Meeting in July
5. Any other business that may come before the meeting.

Attest: Jennifer Aniskovich, President"

Pine Orchard Association Meeting of the Executive Board – Minutes - 6/14/04

The meeting was called to order by President Jennifer Aniskovich at 8:05 PM. Present were: Jennifer Aniskovich, Viviane Briggs, Stacy Ruwe, Joe Canavan, Kelly Brownell, John Donegan, Eric Hanson, Joe Sepot, Charlie Shelton and Elaine Littlehales. Absent : Vining Bigelow, James Kaiser.

The minutes of the 3/14/04 meeting were reviewed and two corrections noted: John Donegan moved to approve the minutes with the amendments. The motion was seconded by Kelly Brownell and approved.

Jennifer reported that the Young Pond Association had completed the treatment of Mirror Lake with an algacide and that the DEP had recommended that the water flow remain blocked for a one month period.

Stacy Ruwe brought to the attention of the Board a bill from John LaGreca in the amount of \$3,700 for waterfront repairs. The amount of the bill exceeded the amount previously approved by the Board. Jennifer and Stacy requested that Board members seek permission for such major expenditures prior to approval of services being performed.

Charlie Shelton reported some possible concerns relative to D and O insurance coverage with our current carrier. H. D. Segur will be making some recommendations and providing some quotes relative to the association's insurance coverage. He also raised his concern about possible insurance issues relative to the Greenway Trail running through Association property.

Stacy presented the Treasurer's Report which led to a discussion of the proposed budget for 2005. Our goal is to reduce our cash balances to a target of \$50,000 which means that the budget will run at a deficit this year. Following discussion of each income and expense category, it was agreed that the mill rate will remain at .04 and a final overall budget was determined. John moved that the budget be approved as amended and that the mill rate remain at .04. The motion was seconded by Joe Canavan and approved.

Additional discussion ensued regarding the presentation of the budget at the annual meeting. A copy of the budget must be sent to Pine orchard resident in the annual meeting call letter. The letter will include the budget for the year ending 6/30/04, the Actual \$ for the year ending 6/30/04 and the Proposed Budget for the year ending 6/30/05. Jennifer will be unable to attend the meeting so it was determined that John will preside.

There was also a discussion regarding the interest rate allowed on delinquent tax payments. The State statute allows for interest rates of up to 18%. However, the Charter of the Association calls for a maximum of 9%. Jennifer moved to reinstate the 9% penalty rate. The motion was seconded and approved.

Finally, it was noted that the Association still owns the Crown Victoria formerly used as a security car. It was decided that Elaine would locate the title in order for the Board to take action on the car. With respect to property tax on the vehicle, Jennifer read a letter from Atty. Robin Sandler stating that the Association is not liable for such tax.

The next subject for discussion was the annual election of Board Members. Members with expiring terms include Joe Sepot, Vining Bigelow, Elaine Littlehales and Charlie Shelton. Each member expressed an interest in remaining on the Board. Kelly made a motion that the Board presents the slate of these four members for re-election. Stacy seconded the motion and it was approved.

Kelly raised the question of how do we possibly open the Board to new members. Currently, anyone interested must be nominated by another Pine Orchard resident. Following a discussion of the issue, Kelly proposed that a notice be sent to Pine Orchard resident in March encouraging anyone interested in serving on the Board to come forward.

Also with regard to the annual meeting, Board members with committee assignments were reminded that they would need to prepare and present a brief report of their activities. There was

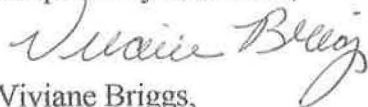
also discussion relative to the completion of the annual audit prior to the 7/12/04 meeting. Stacy will call the accountant.

With respect to Security issues, Kelly said that he had received several calls from residents of Juniper Point complaining that they have observed the security car parked at the Tilcon lot for long periods of time. Kelly thought this might be in response to complaints of partying occurring at this site. He will contact Jason for clarification.

The final topic of the evening was the summer picnic. John will speak with Betty Ann Donegan and Kathy Greenalch to determine the date and location.

Kelly moved to adjourn the meeting. The motion was seconded by Elaine and approved. The meeting was adjourned at 9:40 PM

Respectfully submitted,



Viviane Briggs,
Clerk

June 23, 2004

TO ALL PROPERTY OWNERS QUALIFIED TO VOTE AT THE ANNUAL MEETING OF THE PINE ORCHARD ASSOCIATION*

The **Annual Meeting** of the Pine Orchard Association will be held in the Pine Orchard Union Chapel, Pine Orchard, Connecticut on **Monday, July 12, 2004 at 8:00 PM**** for the following purposes:

1. To elect by ballot four persons to serve on the Executive Board for a term of three years from the date of their election. The Nominating Committee of the Executive Board proposes the following for three-year terms:
Vining Bigelow, Elaine Littlehales, Joe Sepot and Charles Shelton
Other nominations will be accepted from the floor. **However**, such nominees should have previously expressed their willingness to serve,
2. To hear brief Committee reports on the activities of the past year.
3. To transact any other business within the power of the meeting which may be brought before it.

Attest: Jennifer Aniskovich, President
Vivian Briggs, Clerk

FINANCIAL SUMMARY

	2003-2004 Budget	Actual as of 6/15/04	2004-2005 Budget
Security	\$43,500	\$35,651	\$41,500
Shorefront Maintenance	15,000	20,351	9,000
Building Maintenance			
Operations	5,500	7,683	6,500
Improvements	6,000	10,716	5,000
Legal/Zoning	2,000	2,319	7,000
Insurance	7,500	8,274	8,500
Picnic	15,000#	16,040	1,500
Newsletter	0	269	800
Office/General	6,000	8,281	8,000
TOTAL	\$100,500	\$109,585	\$87,800

Cash Balance as of 6/6/04 \$49,797.31

Grand List October 2003 - \$176,975,429 .04 mill rate set for the 2004-2005 Fiscal Year= \$70,790 tax

*Those 18 years of age or older who own real estate within the limits of said Pine Orchard Association (See Section 4 of By-Laws)

As long a quorum is present, the meeting starts **promptly at 8:00 PM

This figure reflects the 100th anniversary picnic

Pine Orchard Association Annual Meeting Minutes 7/12/2004

The annual meeting was called to order by Vice-President John Donegan at 8:00pm. The board members present were: Kelly Brownell, James Kaiser, Elaine Littlehales, Stacy Ruwe, Charlie Shelton, Vining Bigelow, Eric Hanson and Viviane Briggs. Absent were Jennifer Aniskovich, Joe Canavan and Joe Sepot.

Item #1. John Donegan presented the board's nominees for the 4 positions available. All four board members up for re-election expressed an interest in remaining on the board. They are as follows: Vining Bigelow, Elaine Littlehales, Joe Sepot and Charlie Shelton. The Board endorsed the re-election of these four candidates. John then opened the floor for additional nominations. None were presented and John made a motion to close nominations. The motion was seconded and approved. A motion was made and seconded to approve the 4 candidates for a 3-year term each. The motion was approved.

Item #2. John asked each member of the Board to make a brief committee report. **Vining Bigelow** (Waterfront/Association Property) reported that his responsibilities encompass beach access areas and maintenance of the Association building located on Pine Orchard Road. In the past year, the Association building has undergone the following repairs: new door locks, yard clean-up, new roof, exterior painting and insect extermination. Waterfront repairs included repairs to the breakwater sidewalk and face of the seawall. Potential items to be addressed next year include window replacement due to termite damage.

Kelly Brownell (Security) reported that we changed our security firm to Stony Creek Security as a result of a bidding process. So far, he has received positive feedback regarding their service. Specifically they seem more professional and reliable.

James Kaiser (Roads/Public Works) reported that the stone pillar at the corner of Blackstone Avenue and Pine Orchard Road had been repaired and the adjacent hedge had been cut back to improve visibility and that beach access steps at the end of Halstead had been repaired. He has met with John Opie to seek approval for additional crosswalks and stop signs on Pine Orchard Road near the Pine Orchard Market and at the Blackstone Ave/ Pine Orchard Road intersection. However, there are some complications since Rte 146 is a state road. He will continue to pursue this request.

Charlie Shelton (Planning) reported that no matters had been referred to his Committee.

Joe Sepot (Zoning) was not present to make a report.

Stacy Ruwe (Treasurer) reported that she had undertaken a review of the Association's insurance needs to ensure proper coverage and save insurance expenses if appropriate, bank accounts had been consolidated and cash balances had been drawn down as planned. In addition, the tax exempt status of the Association property, including the police car, had been confirmed and improved internal controls had been implemented. Stacy reviewed the annual budget noting the following highlights: the mil rate will remain flat next year at .4 mills, security costs have been reduced with the new company and shorefront expenses were up due to deferred maintenance issues which had been addressed. We continue to work on achieving a cash balance of \$50,000. The Association financial statements had been audited and were in good shape with one recommendation to automate the tax billing process.

Item #4. The floor was opened for questions/comments.

Dr. Ron Savin of Chapel Drive asked if there are any restrictions on hedge height. John responded that safety is the only issue relative to hedges, there is no "law".

Fritz Reimers of Pine Orchard Road observed that expenses exceeded the budget in 8 of 9 categories. Stacy pointed out that the budget had been set by the previous board and that there were some unexpected expenses in the legal/zoning category due to a 5 lot subdivision request and in the waterfront category due to deferred maintenance. Fritz asked if an audit of the Association financials had been done and requested more detailed information on expenses. Stacy replied that an audit had been done and was available at the front of the room along with more details on expenditures.

Fritz indicated that he had appeared before the Board in April requesting that we contact our State Representatives regarding traffic on Route 146. John indicated that he was uncertain what inquires Jennifer may have made and would follow up with her upon her return from vacation. James added that he had been working with both John Opie and Chief Gill regarding the traffic issue with no resolution to date.

A question was raised as to why Legal/Zoning expenses were up 300%. John explained that there was an issue with a proposed 5 lot subdivision at the corner of Pine Orchard Road and Hotchkiss Grove Road which required legal input. Stacy also pointed out that surveys were being done of public access ways to determine ownership and this had an estimated cost of \$3,500 for fiscal year 2005.

Mark Serchuk of Juniper Point Road asked if Pine Orchard Road can be repaved following the installation of new gas line pipes. James will look into this.

Bernadette Stak of Spring Rock Road asked that the stone pillars by the triangle be repaired.

Susan Dahill of Spring Rock Road indicated that residents are having problems with neighbors and access to the beach via the right of way at the end of the street. John responded that he believes that to be Town property and that the issue constitutes a private dispute between individuals, not an issue for the Association.

Peter Brown of Hart Avenue asked if the Association maintained the right of way to the beach on Spring Rock Road. Street residents said that the (waterfront) homeowners had always cut the grass in the past. **Linda Giordano** of Pine Orchard Road asked if this was different from Halstead and Seldon Ave rights of way. John responded that there is some question as to Town vs. Association control over these areas and the surveys mentioned by Stacy would hopefully resolve these questions.

Sid Hallgren of Spring Rock Road asked if Spring Rock's right of way was private property or an extension of the road making it the responsibility of the Town to maintain/mow. John responded that getting involved with the Town on that issue might open up a can of worms in terms of public use of Town land.

Judy Buchanan of Gaylea Drive noted that Stony Creek Security had changed its name to MVP. Kelly added that the drivers now have refrigerator magnets with their phone numbers in the security cars.

Dr. Ron Savin inquired as to the effectiveness of the security patrol. Kelly replied that it's hard to tell definitively, but prior surveys show that the residents want and like the security patrols with some alerting the driver when they are away on vacation so that the driver can keep an eye on their house.

Jacqui Huang of Island View Avenue asked why we still have to pay for our own security when Pine Orchard has had the largest percentage tax increase in Branford. Kelly said that the Branford Police do not have enough officers for full coverage of the Town.

Bill Sanders of Island View Avenue asked if there were plans for another survey regarding security. Kelly responded that two surveys had already been done and each resulted in a high percentage of respondents favoring security.

Mark Serchuk asked how many years Pine Orchard had had additional security. Elaine responded 75 years.

Bob Buchanan of Gaylea Drive asked for an update on the Greenway Trail issue. John responded that we are awaiting a statement from the Trail representatives regarding restrictions on trail usage per the Association request.

Jeannie Hughes of Meadow Wood Road said that Town Hall had approved the Greenway Trail but could reverse its decision if they received enough letters against the Trail. Bob asked if the Association would take a position against the Trail and present it to the Town. John replied that the Association had conceptually approved the Trail. Kelly added that he had spoken with the Cheshire police regarding their Trail and they had only positive feedback.

John Casso of Juniper Point Road said that the Greenway representatives had said in a previous meeting that if Pine Orchard does not approve its portion they can still go through the area using the roadways in lieu of the existing trails.

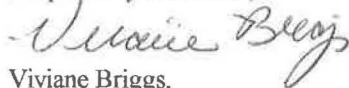
Dr. Savin asked if there was a proposed sketch of the Trail to which the answer was yes, at the Town Hall.

John announced that the Annual Pine Orchard picnic would be held this year with a possible date of August 15. Details to follow.

Fritz asked what the powers of the Association are. John responded that they are outlined in the Charter/By-Laws of the Association.

The meeting was adjourned at 9:00 pm by John Donegan.

Respectfully submitted,



Viviane Briggs,
Clerk

“October 27, 2004

TO ALL MEMBERS OF THE EXECUTIVE COMMITTEE

AT THE CALL OF THE PRESIDENT, there will be a special meeting of the Executive Committee on **Monday, November 1, 2004** at 8:00 PM in the Board Room of the Association Building to consider the following agenda items:

1. Approval of the September minutes
2. Treasurer's Report
3. Zoning Report
4. By-Laws Committee report
5. Old Business
6. New Business
7. And to transact any other business that may come before the Committee.

Attest: Jennifer Aniskovich
President”

November 1, 2004
Pine Orchard Association Meeting of the Executive Board
Minutes

The meeting was called to order at 8 pm by President Jennifer Aniskovich. Present were Stacy Ruwe, Elaine Littlehales, Charlie Shelton, James Kaiser, John Donegan, Joe Sepot, Joe Canavan and Viviane Briggs. Absent: Eric Hanson, Vining Bigelow and Kelly Brownell.

Stacy Ruwe moved that we approve the minutes of the last meeting. The motion was seconded by Joe Canavan and approved.

Stacy presented the Treasurer's Report noting that 5 residents have not yet paid their taxes. We have received rent from the town for the fire engine bay and for the rental of the lower level garage through May. Stacy noted that our insurance expense will be down this year.

Eric Anderson has not yet performed the right of way surveys. Joe Sepot will try to contact him again to finalize this. If Eric is unable to complete them, Joe will contact another vendor.

Bob Alling of 301-303 Pine Orchard Road successfully appealed his assessment of \$1,717,700. The new appraisal will be \$993,000 which results in a 70% assessment of \$695,200. He will be eligible for a credit of fiscal year 2003 overpayment and a similar credit to his Pine Orchard Association taxes for fiscal year 2004, which have not yet been paid.

Joe Sepot's zoning report is attached.

John Donegan presented information from the By-Laws Committee relative to a discussion from the 9/20/04 meeting regarding taxation on property in Pine Orchard north of the railroad tracks. The discussion began with the following issues: what are the options for taxation and do we want to change the present arrangement of no taxation. The Association By-Laws say no tax assessment to this area. Approval by the State Legislature would be required in order to change the by-laws.

This area does not receive consistent security services which constitutes 54% of the Association budget. However, they are subject to Pine Orchard zoning regulations, receive access to our beaches, are invited to our events and receive our newsletters. James suggested charging a higher fee for zoning approvals since they do not pay taxes. John suggested that we suggest a "donation" to the Association in lieu of taxes or an increased zoning fee.

Charlie asked what is the "value" of a Pine Orchard address e.g., local real estate agents use Pine Orchard as a basis for commanding a higher asking price. Additional discussion included a suggestion of a survey to determine if these residents would be willing to pay taxes in exchange for increased services i.e., security patrol.

After much debate, a motion was presented by Stacy to send a letter to the 125 households north of the railroad tracks outlining the services that they currently receive as residents of Pine Orchard for no fee. The letter would also indicate what their taxes would be if they were in fact taxed and would request a voluntary contribution for the services they currently receive from Pine Orchard with no promise of additional services. The motion was seconded by Joe Canavan and was rejected by a vote of 4 in favor and 5 against.

Under Old Business, James reported that he had met with a transportation engineer from Hartford who indicated that traffic volume and accident reports do not justify stop signs at the intersections of Spring Rock Road/ Rte 146 and Blackstone Avenue/Rte. 146. He did agree to improve the pedestrian crosswalks with painting and new signage. Permit approval is necessary for pedestrian crossing signs in the middle of the street.

Under New Business, James said that some residents had been asking about a Christmas caroling/pot luck dinner event based out of the Union Chapel. James will contact Mrs. Wheeler as to the Chapel's availability and will draft a letter to residents for the Board review.

Joe Canavan inquired as to the status of the situation on Spring Rock Road and Jennifer indicated that she has no new information as to their activities.

Charlie inquired as to insurance coverage for the Association relative to the Shoreline Greenway Trail. Stacy has spoken with Paul Sturgess of VF McNeil and was told that our current insurance covers the existing trails and will not be affected by any alterations made to them. Betsy Regan of Greenway had also indicated that we have protection from liability issues under State Statute.

Joe Canavan moved to adjourn the meeting. The motion was seconded by James and approved. The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Viviane Briggs
Clerk

“January 21, 2005

AT THE CALL OF THE PRESIDENT THERE WILL BE A MEETING OF THE EXECUTIVE COMMITTEE on Monday, January 24, 2005 in the Board Room of the Association Building to consider the following:

1. Committee Reports: Treasurer, Waterfront, Zoning, and others
2. Police Car update
3. Approval of November minutes.
4. Any other matter that may be brought before the committee.

Attest: Jennifer Aniskovich, President

MINUTES OF THE MEETING OF THE EXECUTIVE COMMITTEE
January 24, 2005

Present: Jennifer Aniskovich, Elaine Littlehales, Vining Bigelow, Stacy Ruwe, Joseph Canavan, John Donegan, Charles Shelton, Joseph Sepot, and Kelly Brownell.

The meeting was called to order at 8:04 PM. Minutes of the November, 2004 meeting were distributed. John Donegan moved that the minutes be approved. The motion was seconded and the minutes approved by a vote of 9-0-0.

Jennifer Aniskovich made the President's Report. Expenses are now approximately 40% of those anticipated for the year. This would create expenses approximately \$20,000 less than projected. A discussion was held about additional projects that may arise this year (see below). A decision was made to discuss the cash balance later in the budget year in the context of actual expenses at the time, the mill rate, and the optimal cash balance for the Association.

Three homeowners have not paid Association taxes, several with two or more years of unpaid balances. These assessments total approximately \$1,500. Standard procedure is to send letters to such owners reminding them of what is owed and stating that liens will be placed on their houses if the dues are not paid. Elaine Littlehales will be sending certified letters to each of the homeowners with this information.