

MINUTES OF A SPECIAL MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice to all of the Board, of which the following is a copy:-

"PINE ORCHARD, CONNECTICUT
May 1, 1962

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:-

At the call of the President, there will be a special meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut, at 9:00 o'clock P.M., E.D.S.T., on Monday, May 7th, 1962, to hear and act upon reports of officers and committees and to transact any business within the power of the Board which may come before the meeting.

Attest:
MILTON W. GOSS, CLERK."

There were present: Messrs. Buza, Cate, Chatfield, Edwards, Goss, Pinkham, and Usher, constituting a quorum.

Meeting was called to order by the President.

Reading of the minutes of the previous meeting was waived.

The President called upon the Treasurer, Mr. Chatfield, who reported that as of the moment there was some \$6,300 in the general fund, that the Town of Branford had yet to pay for the past two months. He raised the question of how to collect the only delinquent account for the years 1959 and 1960 from Mr. Murray on Totoket Road; also whether or not the persons residing within the Association, northerly of the railroad tracks, should be billed for the three months of July, August and September, 1961 at \$1.25 per month, since service had been provided by the Association without remuneration from the Town of Branford. After some discussion it was

VOTED that all persons north of the railroad tracks within The Pine Orchard Association should be billed for service rendered.

In addition he noted that there was some \$1,400 in a special Sprayer Account which was in the Savings Department of the Branford Trust Company. He was advised since the sprayer itself no longer was property of the Association, having been turned over to the Pine Orchard Yacht and Country Club without any cost, that the Sprayer Account itself should be specifically separate from all other Association assets and would more properly be invested in a savings bank.

Mr. Edwards, as Health Officer, was asked to make a report and he advised that after a number of conferences between officers of this Association as well as Town officials, the Town of Branford had agreed

to honor the cost of our existing contract from October 1, 1961 to November 1, 1962, that in the interim aside from the usual complaints that in general the collection had been properly carried out and that he had had a minimum of complaints.

The President then stated that due to the resignation of Mr. Crossley, there was a vacancy on this Board which should properly be filled until the next Annual meeting. The name of Mr. Walter A. Wallace was presented before the meeting and UNANIMOUSLY VOTED by all present to fill the unexpired term of Mr. Crossley.

Mr. Pinkham noted that the community, in his judgment, had a certain grace from a general appearance standpoint and he questioned the legality under the existing Association Ordinance of the size of the signs which had been placed on the roads indicating ~~golf~~ golf crossings. The Clerk was advised to look into the question of whether these signs were legal within the terms of the existing Zoning Ordinance.

Next meeting of the Board to be held on Monday, May 28th, 1962, at 8:00 P.M., E.D.S.T., at the office of The Alden M. Young Company.

No further business appearing, the meeting dissolved.

Attest:

Milton W. Goss
Clerk

MINUTES OF A SPECIAL MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all the Board, of which the following is a copy:-

"PINE ORCHARD, CONNECTICUT
May 21, 1962

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:-

There will be a special meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut, at 8:00 o'clock P.M., E.D.S.T., on Monday, May 28th, 1962, to receive and act upon the assessment list as prepared and presented by the Clerk pursuant to law; to hear and act upon reports of officers, members and committees; and to transact any business within the power of the Board which may come before the meeting.

Attest:

MILTON W. GOSS, CLERK."

There were present: Messrs. Brown, Buza, Cate, Edwards, Goss, Kinney, Pinkham, Usher and Wallace, constituting a quorum.

The meeting was called to order by the President.

Minutes of the previous meeting were read and approved.

The President called the attention of the meeting to the assessment list of real estate within the limits of the Association which had been prepared pursuant to Charter. After discussion upon this it was

VOTED that the assessment list of real estate within the limits of the Association as presented to this meeting be, and the same hereby is, adopted and constituted the assessment list of the Association for the ensuing year.

Mr. Kinney indicated that he would need somewhere between \$800 and \$1,000 to complete payments of expenses of the Police Department for the balance of the year and that in addition he estimated that it would be necessary to spend approximately \$250 for signs, many of which were replacing those which had been taken from the community.

In the absence of the Treasurer, it was felt that there probably would be necessary funds available to carry out these purposes and he was authorized to proceed with the expenditures.

The question of whether to consider having additional funds available in order to compensate the collector of trash and garbage in the area when our present arrangements expire on the first of ~~December~~ of this year was generally discussed and Messrs. Edwards and Cate agreed to get together and determine whether additional amounts should be included in the budget for the ensuing year.

In connection with the Police Committee, Mr. Pinkham requested that the Police Committee hold a meeting on its budget approximately a week prior to the next meeting of this group which is scheduled for June 25, 1962.

No further business appearing, the meeting dissolved.

Attest:

Hilton Colton
Clerk

MINUTES OF A SPECIAL MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice to all of the Board, of which the following is a copy:-

"PINE ORCHARD, CONNECTICUT
JUNE 13, 1962

TO THE EXECUTIVE COMMITTEE OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:-

As scheduled, there will be a special meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut on Monday, June 25th, 1962, at 8:00 o'clock P.M., E.D.S.T., to hear and act upon reports of officers and committees; to adopt a budget for the ensuing year; to lay a tax and arrange for the collection of same; and generally to transact any business within the power of the Board which may come before the meeting.

Attest:

MILTON W. GOSS, CLERK."

There were present: Messrs. Brown, Buza, Cate, Chatfield, Edwards, Goss, Kinney, Pinkham, Usher and Wallace, constituting a quorum.

Meeting was called to order by the Præsident.

Reading of the minutes of the previous meeting was waived.

The Treasurer made a summary report which indicated that as of June 30, 1962 there should be approximately \$3,900 in his bank account.

The President called for a report from Messrs. Edwards and Cate with regard to the trash and garbage removal negotiations and they in turn stated that an agreement had been entered into with Mr. Greco the Collector for the Town of Branford, to the effect that Trash and Garbave Removal would be continued on the same basis as at present when the existing contract expires December 1, 1962, and that an additional extension of this would be agreed to covering the year commencing July 1, 1963. Whereupon it was

VOTED that Mr. Edwards be authorized to consummate the appropriate contract, the same to be approximately as at present consummated by the First Selectman.

The subject of what charge should made to the property owners within the Association limits but northerly of the railroad tracks that is outside of the taxing district was generally discussed and it was agreed that a price somewhat in excess of the actual cost probably should be charged.

Mr. Pinkham raised the question of the legality of the signs indicating golf crossings and it was agreed that while these were technically in violation of the zoning ordinance, that they were proper in view of the fact they were ordered by the Police Committee in the interest of safety in the area.

Mr. Brown presented a report prepared by himself, the Collector and the committee heads as a proposed budget which was discussed in detail and, after some amendments, adopted as follows:

Police	\$8,500
Garbage	900
Firehouse	300
Trees	250
Audit	125
Insurance	975
Repair Steps & Sea Wall	300
Legal	250

Salaries & Clerical	1,250
Roads	520
Miscellaneous	150
	<u>13,520</u>

The tax list as previously adopted was presented to the meeting and upon motion it was

VOTED to lay a tax of 3 1/2 mills on the dollar on the Grand List of 1961, and the same is hereby laid on the taxable real estate in The Pine Orchard Association as set forth in the tax list heretofore adopted by the Executive Board for the ensuing year, and that tax bills be submitted to Sterling R. Chatfield who is hereby appointed to collect the same. Notice of the rate and the amount of such tax shall be sent by the Clerk to the taxpayers within ten days from June 25, 1962, and said tax to be due July 1st, 1962 and payable on or before August 1st, 1962.

The form of ballot to be presented at the Annual Meeting was discussed and it was agreed it should be in the same form as has been submitted in the past.

No further business appearing, the meeting was dissolved.

Attest:

Milton W. Goss
Clerk

MINUTES OF THE ANNUAL MEETING OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the persons qualified to vote, of which the following is a copy:

"PINE ORCHARD, CONNECTICUT
July 2, 1962

TO ALL PERSONS QUALIFIED TO
VOTE AT THE ANNUAL MEETING OF
THE PINE ORCHARD ASSOCIATION:-

The annual Meeting of The Pine Orchard Association will be held at the Chapel, Pine Orchard, Branford, Connecticut, on Monday, July 9th, 1962, at 8:00 o'clock P.M., E.D.S.T., for the following purposes:

1. To elect by ballot an executive Board for the following year, the polls to be open at such time and to remain open for such time as the meeting shall determine.
2. To transact any other business within the power of the meeting which may be brought before it.

Attest:

JOSEPH E. BUZA, PRESIDENT
MILTON W. GOSS, CLERK
S. D. BROWN, SECRETARY

THE PINE ORCHARD ASSOCIATION.

BUDGET for the Fiscal Year 1962-1963 as Adopted

by the Executive Board
June 25th 1962.

Police	\$8,500.
Garbage Collection	900.
Firehouse	300.
Trees	250.
Audit	125.
Insurance	975.
Repairs to Steps & Sea Wall	300.
Legal	250.
Salaries & Clerical	1,250.
Roads	520.
Miscellaneous	<u>150.</u>
	\$13,520.

SEWARD AND MONDE
CERTIFIED PUBLIC ACCOUNTANTS
205 CHURCH STREET
NEW HAVEN 10, CONNECTICUT

Executive Board
The Pine Orchard Association
Pine Orchard, Connecticut

We have examined the statements of cash receipts and disbursements of the current account and the sprayer account for the fiscal year ended June 30, 1962 as submitted by the Treasurer of The Pine Orchard Association, have made tests of the details of recorded receipts and disbursements and examined or tested other supporting evidence by methods and to the extent we deemed appropriate.

Cash in commercial bank was reconciled and confirmed directly and savings account balances on deposit were verified by examination of passbooks and direct confirmation.

In our opinion, the statements of cash receipts and disbursements of the current account and the sprayer account for the fiscal year ended June 30, 1962 as submitted by the Treasurer, correctly set forth the cash transactions of The Pine Orchard Association for the fiscal year then ended.

Seward and Monde
Certified Public Accountants

New Haven, Connecticut
July 9, 1962

THE PINE ORCHARD ASSOCIATION
CURRENT ACCOUNT
STATEMENT of RECEIPTS and DISBURSEMENTS
Fiscal year ended June 30, 1962

Receipts:	
Tax collections-current year assessment	\$12,621.96
do do -prior year assessment	366.65
Garbage collection reimbursement from Town of Branford	3,450.01
Interest on delinquent tax collections	74.55
Miscellaneous receipts	<u>15.50</u>
Total receipts	\$16,528.67
Disbursements:	
Police department wages and expense	7,600.47
Garbage collections	4,608.33
Salaries	750.00
Office clerical fee	500.00
Rent of fire house and garage	420.00
Roads	497.60
Legal fee	275.00
Audit fee	125.00
Insurance	748.87
Zoning	49.20
Postage	64.03
Miscellaneous	<u>15.95</u>
Total disbursements	<u>15,654.45</u>
Excess of receipts over disbursements	874.22
Cash balance, July 1, 1961	<u>2,324.29</u>
Cash balance, June 30, 1962	<u>\$ 3,198.51</u>

By: S. R. Chatfield, Treasurer

THE PINE ORCHARD ASSOCIATION
SPRAYER ACCOUNT
STATEMENT of CASH RECEIPTS and DISBURSEMENTS
Fiscal year ended June 30, 1962

Cash balance, July 1, 1961	\$1,395.64
Addition:	
Interest earned	<u>42.16</u>
Cash balance, June 30, 1962	<u>\$1,437.80</u>

By: 
S. R. Chatfield, Treasurer

In Record Book

KNOW ALL MEN BY THESE PRESENTS

That I, being a member of The Pine Orchard Association of Branford, Connecticut, hereby constitute and appoint S. Dewey Brown my proxy and attorney for me and in my name and place and stead to act and vote at any meeting of said Association, to hold office therein, and all as fully and effectually as I might do.

Unless fully revoked in writing, this Proxy shall hold valid for one year from its date.

IN WITNESS WHEREOF I have hereunto set my hand seal this 9th day of July 1962.


..... (s)
Olive Young Warner.

The meeting was called to order by the President.

Call of the meeting was read by the Clerk who reported a quorum present and the Chair declared the meeting duly constituted.

Minutes of the previous Annual Meeting were read by the Clerk and approved as read.

The Chair then declared the polls open for the election of twelve members to the Executive Board, and he appointed Messrs. Richard Strickler and Arthur B. Sweeney, Jr. as Ballot Clerks. He explained that the ballot forms which had been distributed contained the names of the present members of the Executive Board; these, however, were not nominees and names of eligible persons might be written in and the twelve receiving the highest number of votes would be elected.

The Treasurer's audited annual report together with the report of the Sprayer Account and the budget as adopted by the Board were presented, read and, by vote, approved.

The President reported briefly on the activities for the year stating that Mr. Crossley having received an appointment to teach in Germany for a year found it necessary to resign and his vacancy had been filled by Walter A. Wallace.

He also outlined the problems which the Association had had in connection with its garbage and trash contract, which had finally been resolved by an agreement whereby the present contract would be honored and the Association would be reimbursed by the Town of Branford to December 1, 1961 and that thereafter an arrangement had been entered into with the Town contractor whereby the present type of removal would remain the same, however an additional charge for this would be assessed, the first being for a period of seven months commencing December 1, 1962, which would be for \$900 and for the year commencing July of 1963 the agreement was on the basis of \$1,500.

While those present were voting, the Chair called upon Messrs. Edwards, Kinney and Tweed to make reports in connection with the committees of which they were Chairmen.

Mr. Kinney stated that in connection with the budget for police control this had been increased over previous years due to the base pay increase of the officers involved.

Mr. Tweed pointed out that a Town ordinance had been recently passed to control burning of trash within the community and called upon all persons within the area to make every effort to comply with its terms.

It was suggested from the floor that since a large number of property owners did not reside within the Town of Branford on an all year basis, that rules should be distributed to all persons within the Association limits. It was

VOTED that this matter to be taken up with the Executive Committee for consideration.

Mr. Pinkham outlined the history of the Sprayer Account stating that he was making a study as to the utilization of this fund to control insects within the area in the best interest of the community.

The Ballot Clerks reported that their count had been completed, that 59 persons had voted and the following had received the largest majority as members of the Executive Board:

S. Dewey Brown
 Joseph L. Buza
 Robert B. Cate
 Sterling R. Chatfield
 Harry E. H. Cox, Jr.
 Frederick H. Edwards, Jr.
 Milton W. Goss
 John J. Kinney, Jr.
 William D. Pinkham
 John H. Tweed, Jr.
 John C. Usher
 Walter A. Wallace

The Chair declared the Board duly constituted.

No further business appearing, the meeting was dissolved.

Attest:

Milton W. Goss
 Clerk

MINUTES OF A SPECIAL MEETING
 OF THE EXECUTIVE BOARD OF
 THE PINE ORCHARD ASSOCIATION

Held pursuant to notice to all of the Board, of which the following is a copy:

"PINE ORCHARD, CONNECTICUT
 October 18th, 1962

TO THE EXECUTIVE BOARD OF
 THE PINE ORCHARD ASSOCIATION

Gentlemen:-

At the call of the President, there will be a special meeting of the Board at the office of The Alden M. Young Company, Pine Orchard, Connecticut, at 8:00 o'clock P.M., E.S.T., on Tuesday, October 30th, 1962, to elect officers; to hear and act upon reports of officers and committees; and to transact any business within the power of the Board which may come before the meeting.

Attest:

MILTON W. GOSS,
 CLERK."

There were present: Messrs. Brown, Buza, Cate, Chatfield, Edwards, Goss, Kinney and Tweed, constituting a quorum.

Meeting was called to order by the President.

Reading of the minutes of the previous meeting was waived.

Attention of the Board was called to the fact that it was appropriate to elect officers for the ensuing year and upon motion the Secretary was instructed to cast one ballot for the following officers:

President - Joseph E. Buza
 Vice President - John J. Kinney, Jr.
 Clerk - Milton W. Goss
 Treasurer & Tax Collector - S. R. Chatfield
 Secretary - S. B. Brown

President Buza then stated that it was his feeling that he would like to have the existing Chairmen of Committees retain their present status with the exception of Mr. Crossley, who is no longer a member of the Board, as Chairman of the Planning Committee, so that the following appointments to Chairmanships were made:

Police - John J. Kinney, Jr.
 By-laws - Milton W. Goss
 Roads - S. D. Brown
 Health Officer - F. H. Edwards, Jr.

the appointment of the Chairman of the Planning Committee to be made at a later date.

He called upon the Chairmen for reports.

Mr. Kinney, for the Police Committee, stated that the existing car was getting too old to operate properly and that he was aware of the fact that the Town of Branford was about to purchase a fleet of new cars and it might be possible to arrange to participate in this. He was advised to look into the matter and report further.

The Treasurer reported that he had received payment of taxes on all except six accounts and that there was a balance at this time of \$8,500.

It was pointed out that under the new contract which would commence December 1st, that an amount of \$900 would be due for the seven months period ending June 30, 1963, in order to continue the same type of collection that the community was accustomed to. It was further pointed out that the only tax money available for payment of this would come from taxpayers residing southerly of the railroad tracks and there appeared to be a demand by the other residents of the Association not within the tax area to have a similar type of collection and also to participate in some of the police protection available to the rest of the community. There being approximately 80 houses in that area, it was suggested that an amount of \$8.00 per house be assessed for the purpose of the trash collection service and of police protection. However, it was thought that it would be better to have a request to that effect come from those

residents rather than an offer from the Executive Board and Mr. Kinney was appointed to investigate this possibility.

In connection with roads ^{Pasaquina} in the community, Mr. Edwards complained about the condition of ~~Ozone~~ Road and Mr. Chatfield said that Lake Place also had a drainage problem. Mr. Brown agreed to take up this matter with the Town authorities.

The President then stated that he had had a complaint with regard to the size of a house being constructed in Timble Farms. The complainant believed that it was below the minimum standard requirement. He stated that he had investigated the matter and determined that while the house was extremely small size, that it would fall within the minimum requirements. The Clerk was requested to write advising of this.

Mr. Edwards and others of the Board raised the question of drainage problems in certain of the area within the Association, particularly the low land remaining in the Thimble Farms area. It was the consensus of those present that the Town Health Officer and the Town Engineer should be apprized of these drainage problems.

The President also advised that a complaint with regard to possible violation of the single family residence requirement had been brought to his attention. The Clerk advised that the attorney for the owner had stated that it was his belief there was no violation and he would write to that effect, but as of this date no communication had been received.

The Clerk reported for Mr. Pinkham with regard to the sprayer, stating that he had purchased a portable unit for an amount slightly in excess of \$300 and was testing its ability with the thought that one or two additional ones might be purchased in order to control the mosquito problem within the Association.

No further business appearing, the meeting dissolved.

Attest:

Hilton Wilson
Clerk

MINUTES OF A SPECIAL MEETING
OF THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Held pursuant to notice duly mailed to all of the Board of which the following is a copy:

"PINE ORCHARD, CONNECTICUT
February 6, 1963

TO THE EXECUTIVE BOARD OF
THE PINE ORCHARD ASSOCIATION

Gentlemen:

At the call of the President, there will be a special meeting