



HAMMOND ACRES CLUB, INC.

MINUTES of the ANNUAL MEETING

August 3, 2024

A quorum was reached, and the meeting was called to order at 7:04 p.m.

President Charlie Lotspeich welcomed the participants and asked the Board members present to introduce themselves. 54 members attended.

Charlie noted the passing of several long time members, including Pat Hurzeler, Ronnie Rehor and Russ Gibson.

Minutes of the 2023 meeting. Upon review of the minutes, Howie moved to approve the minutes, and Don Patenau seconded. The minutes were approved unanimously.

Annual Budget. Treasurer Mike Martin presented the budget (attached). He noted that the Board has voted to keep 2024 dues at \$645. The following was discussed:

- 22 Maple, female. What was the \$11,000 in back dues? This was a decade of overdues which was received upon the sale of the property to a new owner.
- Bob Labrie asked participants to consider whether members could volunteer could adopt a needed project and receive a discount on their dues. There was a majority show of hands in favor of the Board taking this up at the next meeting.
- Mike Martin noted that he did not receive any money this summer for rentals. He asked that members Let Board members know if they see "rentals". Judy Leers volunteered to monitor websites for advertisements. Information on the rental requirements are available on the [website](#).
- Karen Beyel asked if more money could be spent on the beach in future years. Jackie Hayden concurred. Loretta Landon commented that it was her understanding that HAC can only install new sand every 3 years in keeping with Conservation Commission requirements. Bob Labries responded that during the negotiation of the last beach project with ConComm, it was written into the Order of Conditions that HAC can replenish the beach whenever needed.
- Jon Sass expressed appreciation for the budget.

Gerry moved to approve the Budget as presented, and Jackie seconded. Members approved unanimously.

Election of Board members.

The four individuals on the ballot (Alan Kirouac, Charlie Lotspeich, Jon Patton, Jeff Murphy) introduced themselves. Alan, Charlie and Jeff were elected for three year terms, Jon Patton will fill an open one year term.

Election of Officers. John Rooney (candidate for Vice-President), Margaret Wood (candidate for Clerk) and Mike Martin (candidate for Treasurer) introduced themselves. Bob Labrie motioned that the secretary cast one vote on behalf of the membership for the officers, Alan Kirouac seconded. The motion was approved by a majority show of hands..

Proposed By-Law changes. Peter summarized the proposed by-law changes:

a) Recognizing spouses and adult children who may not be on the deed

This was approved based on a majority show of hands in favor.

b) the definition of "Or other entity".

Discussion: Gerry Glasser stated that he thinks that the language is too broad and will not vote for it. A show of hands indicated that change b) does not pass.

c) One member, one vote. This would expand the vote to spouses and adult children.

Discussion: Jane asked about the definition of an official resident. 2/3s of attendees raised their hands in favor.

d) Limiting household members serving on Board to 2

No discussion. Passed by a majority show of hands.

Thank you to the volunteers. Charlie expressed appreciation on behalf of the entire membership for the volunteer labor that keeps everything running.

Updates:

Dam Project by John Rooney. John noted that both engineers have changed in the past year which has delayed the project. He does not yet have approved plans, just concept plans with estimates. He doesn't yet know how low the lake needs to be lowered. There will be a new state inspection this year: if there are any new deficiencies, those requirements can be added to the scope of the dam contract. John is also renewing the lake draw-down permit. HAC has \$120K in the bank for the project. Resloping the dam has been deleted from the scope.

Septic System by John Rooney. The Barn had a couple of backups this spring. Replacing the septic systems has been under discussion for a while: the Board has authorized hiring an engineer. In the meantime, the interior bathroom has been locked, and a portapotty has been placed outside.

Other Capital Projects by John Rooney. Other projects that have been discussed include the repair/surface replacement of the tennis courts, the roof on the barn, and repairs to the rock retaining wall. Rob Maloni asked if there could be assessments for other projects: John commented that the Board did not want to add an assessment right now because of the Water Company assessments.

Roads Update by Douglas Thayer. Douglas commented that roads are the largest item on the budget and lots of volunteers work on them. The focus is on maintenance. There is an annual cycle: at the time of the spring thaw this year all roads were passable. Volunteers grade out potholes from the winter and clear out ditches to ensure run off flows. In the fall, the team addresses issues raised by the Town.

Discussion:

- Laura Katz commented that it seems like boulders and bedrock are emerging, that dirt is being pulled out of the woods, that sand is pouring off into woods and into people's yards, and that some drainage pipes are becoming exposed. Doug responded that they are not stripping the roads, but instead pulling non-organics out of edges and placing back on top while hauling organics and fines away. They sometimes add material on top to cover rocks, but they have to be conservative, or it ends up back in the ditches or silt in the woods, or in the lake.
- Mary Ann Anderson commented that the road up from Lake Drive, which is steep, is hard to drive up. Doug commented that there is not a lot they can do. Howie Anderson complained. Bill Scheinost said the same needs to be done on Maple Road. Steve Daiber said Roberts used to come and work on the roads and he doesn't know why the decision was made to change to volunteers: he believes it should be turned over to the professionals. Doug responded that he was dismayed at how much money was being spent on Roberts: the approach in the last 15 years has been maintenance, not major repairs.
- Karen Maloni commented on how many leaks she has seen each year.
- Mary Ann suggested that road repairs be put out to bid for a year.
- Howie complained about washouts on his road.
- Tom from Pine Road commented that in his opinion the roads used to be much worse.
- Mike Martin thanked Doug for his efforts.
- Jane commented that climate change has made storms and washouts more frequent.

Tree Update by Peter Contuzzi. Peter described Woolly Adelgid and the importance of identifying and managing this pest impacting hemlocks. He noted that it is currently well under control. No trees appear to be in danger of falling into the lake: Peter has a state official look every two years.

Hammond Acres Watershed Committee (HAWC) by Steve Daiber and Dawn Heffernan. Steve commented that the Committee has accomplished a lot. Dawn added that they've seen how much is possible and noted that the work done so far has been without chemicals. This year's work includes planting areas cleared with native plants, particularly, adding a shrub layer using plants such as Spicebush and Winterberry.

Other Business. Gerry commented that in 1999, members signed a new set of covenants because the prior covenants had expired. The membership will need to record a new set of covenants in 2028.

The business of the meeting being completed, the meeting was adjourned at 8:52