

Sekon Annual Meeting

July 2, 2011

Eileen Mansfield, President, called the meeting to order. It was noted that the minutes from the 2010 meeting had been circulated to members by email for corrections and additions, which were made, and that the minutes have been posted on the Sekon Association web site shortly after last year's meeting. Copies were made available to those who wanted one. There being no further additions or corrections, it was moved and seconded that the minutes be approved. They were approved by voice vote.

Ed Traynor, treasurer, gave the **treasurer's report**. There was \$21,012.43 in the Sekon account. Ed noted that some dues are outstanding. Ed asked that everyone who still owes dues please pay. It was moved by Stu Lyon, seconded by Carleen Crsipo and passed by voice vote that the treasurer's report be accepted.

Jim Hudspath, trustee, reported that the **French drain** to correct drainage problems in the common areas was installed last October. The drain crosses the common area and extends down to the launch. Jim detailed the unexpected problems encountered once the digging began, including an old log road, which had to be removed and disposed of. Additionally, six tile drainage pipes were unearthed and the French drain was extended to include them. As a result, there was a cost overrun of \$2,300. Chris Mosca volunteered to cover, re-grade and seed the site this spring to save money. Bill Mansfield and Ed Traynor helped Chris complete the work. The outcome has been very successful. The formerly marshy area up hill from the beach is now so dry it is difficult to keep grass growing. In addition, the constant flow of groundwater, which ran into the nearby septic tank, has been controlled. Jim Bristol moved that Sekon pay the contractor for the additional work incurred. The motion was seconded and approved. Jim Hudspath also reported that the septic system was working well.

Al Crispo, vice president, presented the **road report**. He said a review of past year's road expenses showed we have been paying about \$2,500 to \$3,000 each year on the road, usually repairing one major section a year. Al estimated it would take \$5,000 to \$6,000 to repair the roads this year if all problem areas were addressed. The roads were much worse this year, possibly due to extreme spring flooding, but also because of extensive resident construction projects during mud season. Large trucks and heavy equipment caused deep ruts and damaged side ditches, he said.

Al proposed appointment of a committee of three Sekon members to evaluate what should be done with the roads. The committee might also review whether agreements could be worked out with contractors who do work for residents off-season. Perhaps contractors should help fix the roads in spring to compensate the association for damage.

Victor DeMouth suggested raking the roads every year. Steve Cross commented that raking just grabs loose gravel. He said grading is needed, but is a big expense. Eileen Mansfield said that the area where fabric was laid under the crusher run in 2003 has fared quite well.

Steve Cross, Victor DeMouth and Jim Bristol volunteered to form the three-person committee to come up with long-term road recommendations.

Jim Marshall noted that residents of Bartlett Carry Road do maintenance every year so that the road does not get out of hand. Jim suggested that every 4 to 5 years new crusher run be put down and every 5 to 6 to 7 years, the base be regarded. Al Crispo noted that each load of crusher run is about \$330.

Steve Cross noted that he drew up an engineering design for a grading plan to restore flow into side ditches a few years ago.

Deb Traynor asked how soon the three-person committee could come back with a report.

Al Crispo moved appointment of the three-person road advisory committee made up of Steve Cross, Victor DeMouth and Jim Bristol and that the committee be charged with coming up with recommendations to the association as soon as possible. The motion was seconded and passed.

Bill Mansfield moved that in the meantime the association should buy crusher run and fill in the worst potholes and ruts. The motion was seconded and passed.

Al Crispo also reported that the flooding this spring had terribly eroded the Sekon beach. He thanked Eileen and Bill Mansfield for having a load of sand delivered and for the help of Chris Mosca in spreading it.

Fred Schwartz, trustee and member of the **dock committee**, presented the proposed plan to replace the Sekon docks for membership approval.. Fred began by reading the following statement:

“Good Morning. Today I’d like to present the dock committee’s plan for dock replacement at Sekon.

Before I begin I would like to thank all the residents of Sekon for their input and ideas about the docks. I would also like to thank the members of the dock committee for working together...Believe me when I say that it was not an easy task. I hope that when you hear the proposal you will realize that we listened to what you had to say...It was difficult at times... Plans changed, different ideas, board members angry at one another, Sekon friends angry. Believe me.. That was not our intent...Ever.

As this process went on, I often went back to the Sekon survey of 2004 and read the comments.

I sincerely believe we are all here at Sekon for the same reason. We ALL realize that this is a really, really special place. A place that we all gravitate back to every year. As I look around I see people getting older and kids growing up, but it's comforting to me to see the same faces every year.

As a short timer, I see changes, but honestly, I think they're all positive: an improved septic to protect the lake we love, road improvements, the beach and a new French drain. And people fixing up and improving their camps.

I see people sharing good times in a beautiful place and trying to make it better for future generations.

I hope that this presentation will show that this too is a positive improvement at Sekon and that our members will allow us to go forward with this improvement.”

Fred then outlined the proposal for the new docks. He said the configuration would remain the same as it is now, with two “arms” of dock space. The new docks will go out approximately 12 feet longer. The exact length has not been determined by Dock Doctors yet, but will be enough to accommodate 10 boats, Eileen Mansfield clarified. Fred said the dock committee took into consideration everybody's concerns and settled on more expensive wood docks that are more in keeping with Adirondack style. He said that no Sekon Association general funds at all will be used for the docks. The dock users will pay the cost.

Victor DeMouth asked if the bottom of the lake near shore could be dug out to accommodate more boats closer to shore. Al Crispo commented that it is against DEC rules to remove material from the lake bottom.

Fred said the old docks date to the 1980's and are showing their age and badly need to be replaced.

All Miller said that 4-inch steel pipes will be driven to bed rock to hold the docks securely in place. With use of bubblers in winter they will not have to be taken out in fall and put back in in the spring, a task that has become burdensome for older members who are doing it.

There was discussion about when to turn on bubblers with the new docks, if installed. Al Miller said the Dock Doctors say the docks are strong enough to withstand ice, with bubblers turned on in the spring when the ice starts to move. Al Crispo said that the docks will be expensive – approximately \$40,000. Considering the cost, the policy on when to use the bubblers will have to be carefully considered.

Kathy Cavanagh expressed concern that the dock users might become possessive about the docks. Fred Schwartz said all Sekon residents will be able to walk on the docks with the same access as now.

Leslie Menkes expressed concern about the financial accounting of the contributions by dock users to build the docks. He said financially it seemed to resemble a cooperative.

Lynn Monks asked how a person could go about becoming a dock member. Eileen Mansfield said that the docks have historically been for the use of members who do not have waterfront homes. Eileen said the docks have always been used on a “first-come-first-served” basis. She said there will be a depreciation schedule for new users to buy into the docks. Steve Cross said that he favors written rules on how buy-in fees would work because it is not clear how this would work.

Barbara Morasco said it was time to get a consensus and get the new docks done, then work out fine points afterwards.

Stu Lyon said, For 36 years we have gone through this rhubarb at every meeting. Kate Doherty has pictures of us fixing the docks when we were younger. It was a three or four day project. None of us are getting any younger. At 80 years old I feel lucky I can sit up and take nourishments. It is time to make this a permanent facility. If questions come up we can answer them as they come up. It’s a matter of everybody working it out and agreeing. I think it’s time to vote and get it done.”

Carleen Crispo moved that the membership approve installing new docks to replace the old ones and extend them to accommodate another boat. The dock committee will work out the rules and make them available to the membership.

Chris de Mouth commented that the space between her family’s docks and the new Sekon docks seems very tight.

Carleen Menkes said she did not have a problem with the docks, but would like to see drawings superimposed on a picture of the property. She asked to see a copy of the drawings submitted for permits, and Eileen Mansfield said she would make them available.

Harold Mahoney seconded Carleen Crispo’s motion and asked to add a few comments. He said he would like to congratulate Fred and the dock committee. “I have been listening to this for years. We can’t get anyone to haul those old docks in and out any more. Fred expressed well what this association is all about. We have to decide to do this -- or not.”

Bunny Lyon asked of the new docks would provide enough space for everyone who wants to use the docks. Fred explained that space is limited and it is not possible to add that much to the docks. He said that it can work as long as everyone cooperates. During a busy time, some dock users move or removed their boats to make room. Some lakefront owners have temporarily provided dock space to ease congetion.

Bunny Lyon asked if a dock user rents their camp whether renters would get priority over owners. Eileen Mansfield said the dock rules indicate one boat per property. If a property is rented, the owner would have to take his own boat out to make room for a renter.

Harold Mahoney moved the question on the motion for new docks. The motion approving installation of new docks passed with no one dissenting.

Vic DeMouth asked if the existing docks would be sold. Fred indicated that could be considered at the time of replacement.

Brian del Toro moved that a group of people work in a collaborative effort to draw up written, revised dock rules. Lynn Monks seconded the motion. It was approved.

Carleen Menkes reported on **the steakroast** and said that she and Marie Woods will be chairing the event this year. She asked for the usual volunteers to continue and asked members to contact her with any suggestions.

Eileen Mansfield called for new business.

Kathy Cavanagh said that she is unhappy with the new sign at the entrance to Sekon. She said that she would prefer the sign to read “Sekon Homeowners Association, a Privately Maintained Community.”

Eileen Mansfield explained that the Sekon board voted to approve installing the current sign, which reads “Property Managed by Sekon Association.” Installation was based on legal advice given by an attorney and trustee of the New York State Federation of Lake Associations who spoke at last year’s meeting of the New York State Federation of Lake Associations. The attorney said that court decisions had ruled against home owner groups without such signage when owners refused to pay dues claiming they were not aware of the home owners association. Eileen said the board decided to install the sign as a protection to members of the association and that Al Crispo had volunteered to make it. Al Crispo said he had no objection to revising the sign but that he would not do it.

Marsha Stanley said that she was sure every individual at the meeting could propose some slight rewording of the sign that each thought might be slightly better. She said when she and her husband first bought a house at Sekon, a very unattractive sign at the entrance read “Members Only. No Trespassing.” Since we already have a handmade sign that is attractive, she moved that we keep it. The motion was seconded and approved by a show of hands.

Jim Marshall gave the report of the **nominating committee**. He said that all the current officers agreed to continue to serve. Al Miller’s term as trustee expired this year and he does not wish to continue. Jim announced a slate:

Eileen Mansfield, President, one-year term

Al Crisp, Vice President, one-year term

Marsha Stanley, Secretary, one-year term

Ed Traynor, Treasurer, one-year term

Stu Lyon, new director with a term ending in 2014.

Continuing directors and the end of their terms are:

Jim Hudspath, 2012

Fred Schwarz, 2013

The slate was approved by acclamation.

Eileen Mansfield declared the meeting adjourned.