

MEADHAW HILLS ASSOCIATION ANNUAL GENERAL MEETING MINUTES HELD 31 MARCH 2021

Meeting called to order by Jamie at 7:33

ATTENDANCE/QUORUM: 23 households present (including those who joined late) and 12 proxies = 35 households (25 needed for quorum)

REVIEW OF 2019 AGIM MINUTES: Approved.

TREASURER'S REPORT: Presented by Pete Colburn, Treasurer

- Treasurer Annual Report (see below) reviewed by Pete Colburn
- No outstanding dues
- Prior year total expenses (lower than typical) \$4,351.64
- Projected typical expenses for 2021-2022: \$6,151.64
- Possible additional expenses in 2021-2022 include land survey, geese/water quality management, boat rack, and lake path maintenance

COMMITTEE REPORTS

- Hospitality Report 2020-2021
 - 1 new home owner at 2010 Little Meadow Road, Bernard Francois and Kimberly Kieftje
 - Tas Bingham will stay on the committee.
- Architecture Report:
 - June 2020: see-through green metal dog enclosure approved for 70 Meadow Hills
 - March 2021: requested to construct above ground pool approved for 44 Pond View Circle
 - Tas Bingham, Allison Patterson, and Jamie Ralls will stay on the committee.

OLD BUISNESS:

Pond Algae and Goose Mitigation Discussion (see attachment)

- Introduced Dr. Min Huang from CT DEEP Migratory Bird Game Program
- Lynne Cote provided information about the research she's done into the algae bloom and the way geese may contribute to this problem, as well as mitigation strategies tried thus far (such as the lights).
- Dr. Min Huang said the number of geese that have (less than 50) are unlikely to contribute to algae, but low water (due to high heat) and lawn fertilizer are a worse contributor. However, if geese are a nuisance, the Goose roundup legislation was written to address this problem.
- Dr. Min Huang presented on goose mitigation strategies that are covered by the Goose roundup legislation, there are two options: nest and egg depredation, and lethal goose roundups.
- Nest and egg depredation: allows individuals to destroy nests on their property after signing up through the state to be allowed to do so. Must be done in April to be effective. Discussed how to find nests (brush piles, bushes, concealed places), that you typically look for 6 to 9 eggs, and that methods include shaking eggs, coating them with corn oil, or smashing them. Most of the geese will relocate if their nests are destroyed.
- Lethal goose roundup is done in early to mid-June when geese molt and lose their ability to fly; cervical dislocation is used to euthanize them and that meat is donated to soup

kitchens. A person from wildlife services will come and assess the problem, fill out a form, and then Dr. Huang will work with us on a plan and there is a fee involved.

- Dr. Huang also has contacts at work who deal with fertilizer and other potential problems that may be contributing to algae and will pass along information to Lynne Cote.
- Lynne and John Cote and Jillian Ralls have also done research on water management, including the use of fertilizers and the possible contribution of sediment at the bottom of the pond.
- A homeowner shared aeration strategies used at Lake Pocotopaug
- Suggestion was made to put out recommendations to the association about using non-phosphate and low-nitrogen fertilizers, encouraging all association homeowners to follow this guidance (not just waterfront properties). Discussion of enforcement will be deferred to the board, as this may require a bylaw change.
- We discussed coordinating with the Malley's Pond HOA to address the geese. The board will follow up with Jessica and other Malley's Pond contacts.

MHA BOARD REPORT – YEAR IN REVIEW:

- We will be getting a survey of beach area/path, to clarify property lines for future projects such as consideration of enlarging the beach area in the future
- Discussed boat rack and conducted a survey
- Discussed algae bloom issue

NEW BUSINESS:

- Tree on/near path to beach that needs to be removed
- Complaints from membership regarding heavy traffic/fast traffic in our neighborhood, new board will consider options for addressing this
- Complaints about the chip sealing from neighbors, new board will discuss if there are any options for addressing this (e.g., asking the town to clean some of the residual stone). Suggestion was made; if we knew when street sweepers were coming, we could rake stone onto road – new board will look into this

ELECTION OF NEW BOARD MEMBERS:

- Jamie Ralls, Sara Edmond, Jessica Mularski, Anthony Fiondella are leaving
- Allison Patterson, Pete Colburn, Lynne Cote and Amy Healy staying on the board
- New volunteers: Scott Edmond, Jillian Ralls, Bernard Francois
- Asked for additional nominations; no other nominations were made\
- New board was approved.

Adjourned at 8:53pm.

MHA Treasurer Annual Report

March 2021

	MHA Itemized Banking	
	4/1/2020 through 3/14/2021	
ITEMS	Description	Amount
INCOME	MHA DUES	
2017-2018 Dues	1 household	\$ 150.00
2019 Dues	11 Households	\$ 1,100.00
2020 Dues	69 households (1 household paid an MHA expense instead in 2019)	\$ 6,784.00
TOTAL		\$ 8,034.00
EXPENSES		
Website Fee	Website Annual Fee	\$ (102.09)
Common Areas		
Beach	Beach Box	\$ (103.01)
Landscaping	L&M Yard Services	\$ (926.15)
	A&L Tree Experts	\$ (265.88)
	SUBTOTAL	\$ (1,192.03)
Bank Checks	Harland Clarke	\$ (33.60)
Insurance-Liability	State Farm Insurance	\$ (2,321.00)
Hospitality	Plants for newcomers	\$ (91.43)
MHA Mailbox	UPS Store Mailbox	\$ (216.00)
Office Supplies	Stamps (\$55.00), paper/envelopes (\$22.32)	\$ (77.32)
	Stamps	\$ (55.00)
	SUBTOTAL	\$ (132.32)
Property Tax	Town Of Guilford Tax Collector	\$ (66.24)
	Town Of Guilford Tax Collector	\$ (96.93)
	SUBTOTAL	\$ (163.17)
TOTAL EXPENSES		\$ (4,251.64)
CURRENT BALANCE		\$ 8,894.02

	PLANNING	
PREVIOUS YEAR EXPENSES		\$ (4,251.64)
Normal Expenses not Realized in 2020-21		
Annual Meeting	Restaurant Charge	\$ 350.00
Common Area	Sand	\$ 1,300.00
Group Event	BBQ	\$ 250.00
TOTAL		\$ 1,900.00
Possible Additional Expenses 2021-22		
Common Area	Land Survey*	\$ 1,500.00
	Geese/Water Quality management	
	Boat Rack	
	Lake Path Maintenance	
TOTAL		\$ 1,500.00
	* Scheduled	
CURRENT BALANCE		\$ 8,894.02
EXPECTED INCOME	MHA DUES	\$ 6,900.00
TOTAL		\$ 15,794.02
PREVIOUS YEAR + NORMAL UNREALIZED EXPENSES		\$ 6,151.64
POSSIBLE ADDITIONAL EXPENSES Scheduled		\$ 1,500.00
TOTAL		\$ 7,651.64
REMAINING BALANCE for Additional Expenses		\$ 8,142.38

MHA 2021 Annual Meeting

Lake water quality discussion

Water quality for our lake has become an issue over the past couple of years as algae blooms have become a problem. Last year the bloom was present from late summer into November and, different from past seasons, was a distinct blue/green color, indicating the possibility that it was a cyanobacteria (toxic) bloom. We have begun investigating potential water quality issues and the source of nutrients that encourage such blooms. Causes can be fertilizer from adjacent properties, septic system failures and the growing goose population.

Last year we repeated guidance about fertilizer use on properties adjacent to the lake and streams feeding the lake. We also checked with homeowners to confirm appropriate septic pumping schedules as mandated by the town. Feedback from lake water quality specialists indicates that resident goose populations that do not migrate, such as we have on our lake, can be a significant cause of algae blooms and water quality issues.

We have placed LED blinking lights at various points around both lakes that are designed to make the area less attractive for nesting at night, to discourage continued growth of the goose population. We also contacted CT state wildlife experts regarding a “Goose Roundup” program that is offered through the state. Dr. Min Huang is scheduled to speak briefly to us during our MHA Annual Meeting about this program. Information on “Goose roundups” from the state “Wildlife Help” website is included below.

Our lakes belong to us all and provide a wonderful recreation site and enhance our property values. Therefore, it is important that as an Association we diligently continue efforts to identify and, hopefully, resolve the problem.

Goose roundups

In an effort to provide more tools for alleviating resident (non-migratory) Canada goose problems in urban areas, the Connecticut State Legislature passed Public Act 03-192. This act allows for municipalities, private homeowner associations, and certain non-profit organizations to conduct lethal goose roundups. These operations, conducted during the flightless molting period, can immediately relieve an area of nuisance geese. Geese are herded into portable nets, euthanized, and the meat donated to soup kitchens and the needy. In order to pursue this option, a management plan will need to be prepared. Interested parties should contact the CT DEEP Migratory Bird Game Program biologists for more information.