

MHA Board Meeting Minutes

Date: October 12, 2026

Present: Kendall Stenner, Scott Hinman, Tom Michaud, John Cote, Gillian Ralls, Drew Shelton.

Review of Previous Minutes

Minutes were reviewed and approved on a motion and second, with all in favor.

Treasurer's Report

- Dues from all 69 households have been collected, and the raft contribution is included. Reported income was \$8,455.87 against expenses of \$8,027.42. Current balance is 6792.77.
- **USDA/goose contractor:** The association received an unexpected bill of about \$195 (and earlier bills) for unrequested services through July 31. The contract is believed to apply only when MHA calls them, and is mainly needed to maintain the license for goose work. Lee has contacted the vendor and is awaiting an itemization of dates and services. John Cote offered to contact Tim Donlan (914-714-1605) at Malley's Pond as to whether they are receiving similar bills.
- **L&M landscaping:** They cleared the pathway once at the beginning of the season. Costs have been reasonable, and members also did some trimming.

Committee Reports

- **Architectural:** No new submissions
- **Welcoming:** Welcome packets were delivered to new household, including Ridgeview and Water Lily Lane
- **Goose Mitigation:** There are four resident geese and no real problems. A larger flock of 10 to 15 stopped by briefly and left.
- **Beach:** Scott Hinman was added to the committee.
 - Members are to be asked to remove kayaks, paddleboards, and other personal items from the beach by the end of October, and damaged or abandoned items will be disposed of. Gillian will send the notice.
 - The picnic tables will be covered for winter in November by John
 - After heavy rain, sand washed out at the French drain overflow. The group decided not to add rock, since kids would likely throw it, and will just re-rake the sand.

Existing Business

- **Bylaws:** The amendment would allow architectural submissions by email, which is already common practice, and often includes drawings. Lee and Gillian will update the ByLaws using the 2010 amendment files as a template, and resubmit to the town. The question of paper versus website-only copies was not discussed.
- **Pond Water Health:** The state's guidance of "if in doubt, stay out," was followed after a state worker, while doing a survey of the pond, felt there was extensive cyanobacteria present in the water and advised no swimming or kayaking. The waters cleared after several days and notification was sent to residents that the bloom appeared to have subsided.
- CT DEEP monitors only state ponds, and the town health department pointed back to DEEP for private ponds. Gillian wrote to Guilford town DPH requesting guidance, a possible testing protocol, and funding, and is awaiting a response.
 - The pond survey that was done by the CT Agricultural department in August to assess invasive plant species and pond conditions will issue a formal report this winter.
 - If blooms were to worsen and become more consistent, treatment options were reviewed. For now members felt that the water conditions this summer were similar to past seasons. We will continue to monitor and advise stay out if waters appear particularly turbid/green or if there are visible blooms.

Raft: The raft was brought out of the water and will be stored strapped against the boat rack once the kayaks are cleared. One anchor was removed, the one that has been in place prior to raft placement will remain.

- **Hazardous Trees:** A large branch is down on common property near the south bridge. There is a likely dead beech tree near the road and beach pathway that Gillian wondered if the town would consider removing as it could fall into the road. It was decided that the tree will be left for now.
- **MHA Records:** Gillian will get paper records to Drew for scanning. These will be stored on the shared Google Drive. Lee owns the account, and login verification codes go to her.

New Business

- **58 Pond View:** Neighbor concern regarding property not being kept up. No one is currently living in the house. The owner lives out of state and is dealing with a family medical situation. After neighbors raised concerns, Lee and Gillian reached out to the owner. She was cooperative and arranged for L&M to mow. The property currently looks much better. The bylaws have no property-maintenance provisions, and the town's blight rules apply only to structural damage. The board will monitor, including for tree hazards near the house..

- **Neighborhood Gatherings:** The board was interested in a spring gathering (ice cream social was suggested).

Other Business

- **Annual meeting:** The annual meeting will be held in March on a Wednesday, with dinner at 6:30 and the meeting at 7:00, in the same community center room as before (food allowed). Gillian will reserve the space in November when reservations open.
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- **Next board meeting:** Monday, January 11, 2027.

Action Items

- Send beach cleanup notice to members (by end of October)
 - Cover picnic tables (November)
 - Follow up on the USDA bills and ask Malley's Pond about theirs
 - Draft the bylaw amendment and resubmit to the town (Lee and Gillian)
 - Follow up with town DPH on pond guidance
 - Transfer paper records for scanning
 - Reserve the community center room for March (reserve in November)
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