

## **Minutes of the Stony Creek Association – Executive Board Meeting June 6, 2023**

**Call to order:** A meeting of the Stony Creek Association Executive Board was called to order at 7:05 p.m. on Tuesday June 6<sup>th</sup>, 2023 by Mark Richter at the Willoughby Wallace Memorial Library.

**Present:** Mark Richter - President, Harlan Fichtenholtz – Vice President, Stephen Palumbo Jr., Courtney Rosenberg, Matt Milano, Tina Burne, Hannah Purdy – Clerk, Ellen Page

**Absent:** Robin Tierney, Katina Gionteris – Secretary, Brian Love – Treasurer, Nick Fischer – Tax Collector

**Public:** 7

A motion was made by Hanna Purdy and seconded by Matt Milano to move the Minutes up on the agenda. All were in favor.

### **Minutes:**

A motion was made by Steve Palumbo Jr. and seconded by Dan Bullard to accept the minutes with the modifications listed below for the 5/2/2023 meeting. All were in favor.

- In maintenance, change “The water at the fountain is back on.” to say that “The water on half the fountain is working”.

### **Budget and Mill Rate**

There were items in the 22/23 actuals that were not carried over to the 23/24 budget proposal or were decreased between the 22/23 actuals and the 23/24 budget proposal.

- The bulk of money in the donations line item were for Stony Creek Day.
- The expenses for the tax collector decreased from \$2006 for 22/23 down to \$1150 for 23/34 budget. This is due to the amount spent on mailing.
- Hanna Purdy made a motion to accept the budget as written with the change of increasing the secretary amount to \$2500 raising the projected expenses from 23/24 to \$31,018. Dan Bullard seconded the motion. All were in favor.
- The mill rate will be set at the July meeting.

### **Treasurer’s report**

- Harlan Fichtenholtz presented the bills report for this month totaling \$6,948.40 listed below:
  - \$30.30 to Quickbooks online
  - \$120.00 to Marketing 101 llc, dba Big Prints for Stony Creek Day save the date banners
  - \$1,164.53 to Shelley Brothers for cleaning the monuments
  - \$102.00 to CIRMA the tax collector bond
  - \$3,385.00 to Brooks Stone to raise the granite stones at Memorial triangle
  - \$1500.00 to A Martone painting of the chains at Memorial park cleaning

- \$646.57 to Sandra Fischer for plantings at Memorial triangle
- Hanna Purdy motioned to pay the bills and Amy Bloom seconded. All were in favor.
- Harlan Fichtenholtz read the treasurers report for the month. We began the month with \$50,610.21 cash on hand in the checking account. We paid bills in the amount of \$74.23 for the Association and ended the month of May with a total of \$50,535.98. Our 3 month certificate of deposit (CD) has \$10,092.53 and our 14 month CD has \$20,374.79 totaling \$30,467.32. We have total combined assets of \$81,003.30.
- There is \$2,998.96 in the Stony Creek Day funds.
- A motion was made by Dan Bullard and seconded Ellen Page to forward the treasurers report for audit. All were in favor.

### **Tax collector's report**

- No report.

### **Legal & Zoning**

- Ellen Page reported the following:
  - For the site on the land trust house there was a meeting on June 1<sup>st</sup>. They want to put in a septic.
  - For the 3 car garage on the property of 121 Thimble Island Rd., they want to make it into a house. The plan will go before the Stony Creek Architectural Review Board (SCARB) on June 7<sup>th</sup>. She is not sure when it goes to the planning and zoning. It may need a special exception and/or variance.
- There will be a public hearing in June. Peter Hentchel introduced an amendment to the landscaping requirements between business and residential properties.
- Dan Bullard made a motion to reduce the village district SCARB minimum square footage requirement for review from 3500 square feet to 2000 square feet. Ellen Page seconded the motion. There was 1 yes and the remainder were no. The motion did not pass.
- We will invite members of the SCARB to the next meeting of the SCA in July to speak to us about these details.

### **Police and traffic**

- Steve Palumbo Jr. reported that the concrete curbs in the middle of the Fire House parking lot were removed.
- The mirror for the intersection of School St. and Watrous Ave. was put up.

### **Maintenance**

- Courtney Rosenburg gave a big thank you to Sandy Fischer for getting the flowers planted at the Memorial triangle and to Josh Brooks for getting the stones done in time for Memorial Day.
- Jake Palluzzi has begun clean ups and will submit a bill soon. He asked if anyone is touching the hose down there.
- Darren Collins did clean up on the ivy on the wall at Bayview Park.

- Matt Milano drafted a letter to remind residents to do spring trimming and make sure public areas are not blocked and kept safe. The letter will go out by email.
- There was discussion about the benches and tables being moved around in the park. Courtney will check to see if the new benches are in.
- Fixing the water fountain and the damage down by the loading ramp is a bigger project than originally anticipated. It will be looked at by the town for inclusion in the town budget for next year.
- Matt Milano reported that there are some things at Bayview Park that need to be addressed. There is vulgar language on the back of one of the benches. The trash has been overflowing on multiple days.

#### **Charter Revision Committee**

- The existing ordinances in the By-Laws were sent out and the Charter Revision Committee would like to get their feedback on the existing ordinances. Currently, it is listed in the Charter that the Association can fine people who do not follow the ordinances. We are not sure how that would happen.
- The next meeting will be Monday June 12th on Zoom at 7:00 PM.

#### **Nominating and election committee**

#### **Stony Creek Day committee**

- Courtney Rosenberg would like to thank Al Altermatt for making sign holders for our “Save the date” reminder signs for Stony Creek day which will be held on Saturday September 9<sup>th</sup> 2023.
- The Stony Creek Day committee would like to request additional funds for the event. This year there will be a parade which will require us to hire police. We want to hire a sound person to include a sound system and manage it all day for about \$2000. At the next meeting we will present a new budget for Stony Creek Day and a specific amount to be requested.

#### **Town Representative Report – No report**

#### **Special Events Committee**

- As an alternative to changing the location of the Christmas tree, Matt Milano suggested that the consensus the committee has come to is the keep the Christmas tree at the Memorial triangle and to add an additional Christmas tree at Madiera Park.
- Phil Brencher spoke about reasons to not change the location of the Christmas tree and not to plant a live tree at either location. His letter with the details will be attached to these minutes.

#### **Old business – No Report**

- Neighbors in need/Welcome committee – None
- Hanna Purdy made a motion to donate \$1500 to the Land Trust towards renovating their building. The motion was seconded by Dan Bullard. All were in favor.

- Coastal Vulnerability Working Group – There was discussion in the group about putting up some walls and other protections.

### **New Business – No Report**

- The Association received emails from Jerry Shaw and Jane Shaw about solicitations that they received regarding building 2 units at 4 Three Elms Rd. valued at approximately 2.7 million each for 5 bedroom condominiums.
  - Neighbors of the property are very concerned about the mess that is at that property and that it is an insult to our community. They think that we should get together in one voice and demand that they take care of the property.
  - Hanna Purdy expressed concern that the town is not enforcing the rules. In response, the Association will draft a letter to the owner and copy First Selectman Jamie Cosgrove and someone from town hall in charge of enforcement about the property.
  - In addition, other things that can be done:
    - Someone will communicate with town hall about the blight ordinance. There is a form on the town website that can be filled out by any member of the public.
      - The Association will send out an email to the community with information on the blight form to fill out.
    - There is a Facebook Page that shows the plan for the property. In Facebook search for “4 Three Elms Road at Stony Creek”.
    - The maintenance committee spring clean up letter could also be used to warn the owners that they need to clean up the property and a method for the Association to enforce it.
    - Concerned community members can make phone calls or email the building official at town hall.
- We should also voice concern about saving the post office.

Dan Bullard motioned, and Steve Palumbo Jr. seconded to adjourn the meeting. All were in favor. The meeting was adjourned at 8:40 PM.

Respectfully submitted,  
Katina Gionteris, Secretary  
Hannah Purdy, Clerk