

STONY CREEK ASSOCIATION

Executive Board Meeting – Draft Minutes January 6, 2026

Date: January 6, 2026

Time: 7:00 PM

Location: Willoughby Wallace Memorial Library, Stony Creek, CT

Minutes Taken By: Sara Richter

1. Call to Order

Meeting called to order at 7:00 PM by Chairperson Dan Bullard.

2. Attendance

Present: President- Dan Bullard, Treasurer- Brian Love(7:09), Tax Collector-Mark Richter

Board: Kate Waldron, Tim Barry, Randi O'Brien, Matt Milano, Isa DeCossy, Amy Bloom, Clara Pagliaro (7:30)

Public Present: 6

Absent: Vice President- Harlan Fichtenholz, Mark Gaynor, Nancy Davidson

3. Minutes Review and Approval

- Randi O'Brien noted a correction to Police & Traffic. Change "the association only requested one sign to be **added**" to "the association only requested one sign to be **moved**."

Motion: Amy Bloom made a motion to approve the minutes.

Second: Kate Waldron

Vote: Approved unanimously.

4. Agenda Review and Approval

Motion: Randi O'Brien made a motion to approve the agenda.

Seconded: Isa DeCossy

Vote: Approved unanimously.

5. Treasurer's Report

- Brian Love read the bills for the month of December, totalling \$3,147.38 (see attached).

Motion: Randi O'Brien made a motion to pay the bills.

Second: Kate Waldron

Vote: Approved unanimously.

- Brian Love reported Total Liabilities and Equity at \$66,809 (see attached).

Motion: Isa DeCossy made a motion to send the report to auditors.

Second: Matt Milano

Vote: Approved unanimously.

6. Tax Collector's Report

- Mark Richter stated there are 52 out of 415 unpaid properties. \$10,614.68 out of \$12,000 billed has been collected, 88%.

7. Legal & Zoning

- Kate Waldron has nothing new to report.
- It was noted that the next Legal & Zoning meeting time was changed to 6:30.

8. Police & Traffic

- Randi O'Brien has nothing to report as the December and November meetings were cancelled. She reported the next meeting is 1/12 at 4:30 in the Community room.

9. Maintenance

- Dan Bullard needs to contact Courtney Rosenberg to discuss maintenance.
- Dan Bullard has a contract for snow removal.
 - Dan Bullard noted it is \$700 per storm to shovel, and \$450 to sand/salt.
 - They wait until the town plows, and then remove the extra piles of snow

from the sidewalks. They have agreed to wait to be paid after the SCA meets.

- We now have liability insurance through Ferguson and McGuire at \$380 per year. Thank you, Mark Richter!
- Isa DeCossy made a comment about the trash bins and poop bags. Jake Greenvall, a member of the public, stated he has seen Jake Paluzzi taking care of these things. Isa offered her assistance in this if needed.
- Solar Panel trash bins- Dan Bullard will look into the brand used on the Guilford Green.

10. Town Representative Report

- Peter Henschel reported that the Rules and Ordinances committee of the RTM is working on many things.
- A tax freeze for seniors who qualify- this will likely take a year to work out.
- Fire safety changes to fire safety ordinance- integrating an online system that helps record building information.
- New request for gas fired leaf blowers- this was tabled a few years ago with no action taken, so they will be looking into that again.
- Traffic commission- Josh is implementing changes to the traffic commission- precursor to safer streets- not much info on this but more to come.
- The Coastal Group is working on a road flooding alert system for approximately 12 different sites around Branford that flood frequently.
 - This would be an App you download to give real time alerts for flooding.
 - They are currently piloting 3 locations- Meadow Street, Tabor Road, and 146- for 1 year, then implementing sensors and gauges to all 12 locations.
 - They're installing a tide gauge at Branford Harbor to see if there is any correlation between the tides in Long Island Sound and the flooding.
 - They have been working on a very slow study looking at certain sections of the town where there is flooding, to possibly implement some low tide footing walls. In front of the Market is one of the areas in this study.
- Howd Ave and Squaw Brook Lane- are they public roads? Why are all roads not being plowed? Josh Brooks is for MORE plowing.
- The people who live on Jefferson Place (a non-town road) are petitioning because they think it should be accepted as a town road.

11. Special Events

- Matt Milano would like to give a heartfelt thank you to everyone in the community for helping with the tree lighting! It was a big community effort the day before, and it was so nice to have so many people help in making it a wonderful evening.
- The board would like to personally thank Kristi Shanahan, who donated the lights for the menorah, and Sue Ruocco, who helped with the lights this year and all the

years prior.

- Matt Milano is requesting help from the community to help break down the tree.
- Saturday, January 24th at 9:00 AM, weather permitting, to help take down the tree and restore the memorial triangle.
- Mark Richter will email Manny about the electricity at the triangle.

12. By-Laws Committee

- No meeting or report

13. Old Business

a. Property at 4 Three Elms

- The committee had some productive meetings, and met with a few people who advised what the property could be used for. This is a working group of interested community members NOT associated with SCA to gather information about the possibilities the property could be used for.

b. Farmers Market

- Clara Pagliaro stated that a formal vote needs to be taken in order for the SCA to disassociate from the Farmers Market.
- Dan Bullard would like this to be voted on at the next month's meeting.
- There was nothing added to the insurance policy to cover the farmers market.

14. New Business

- a. Stony Creek 250 Year Celebration- Linda Reed was unable to join this meeting, so it will be discussed at the next meeting.
- Randi O'Brien stated she received an email from Jerry Shaw (see attached). He suggested expanding and improving the SCA website where people can leave questions, comments, and do surveys, and had some really great ideas.
 - Short term solution- Randi O'Brien will update the website with all proper paperwork.
 - Isa DeCossy, Matt Milano, and Randi O'Brien will be on a committee for the community, creating a Facebook profile to post good news and reminders.
- The dredging has stopped. They hit a utility and stopped working.
- SCA Logo & Thank you cards.

15. Adjournment

Motion: Clara Pagliaro made a motion to adjourn.

Seconded: Isa DeCossey

Vote: Approved unanimously.

The meeting adjourned at 8:00 PM.

****Respectfully Submitted, ****

Sara Richter

Recording Secretary

****Approved By ****

****Date Minutes Filed**** January, 2026

Stony Creek Association - Bills

Date: 1/5/26

Date	No.	Payee	Category	Memo	Total
12/31/2025		Douglas Harrison	--Split--	Snow Plowing - 23 hrs+Snow Melt (12/24 & 12/28)	1402
12/31/2025		QuickBooks Payments	Software & apps	Quickboooks	38.38
12/23/2025	1337	Jake Palluzi	Maintenance & Park Services	Sept Services - 40 @ \$22	352
12/16/2025		CIRMA	Bond	Tax Collector Bond - Inv 37301 - Mark R	102
12/16/2025		Chubb Insurance	Workers Comp	Policy # 000D03442871	287
12/15/2025	1336	Douglas Harrison	Snow Plow & Sanding	Snow Plowing - 14hrs	700
12/08/2025		Sandra Fischer	Supplies & materials	Clean Up and Plant Removal	100
12/02/2025		ACE Trailer Leasing	Equipment rental	Trailer Storage	127.62
12/01/2025		QuickBooks Payments	Software & apps	Qiuckbooks	38.38
					\$3,147.38

Stony Creek Association Inc.

Treasurer Report As of December 31, 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	SPLIT	DEBIT	CREDIT	AMOUNT	BALANCE
ASSETS									
Biz Ckg 8105 - 1									
Beginning Balance									
								47,836.27	
12/01/2025	Expense		QuickBooks Payments	DBT CRD 0752 99573338 INTUIT QBOOKS ONLINE CL.INTUIT.COM CA C#8373 DBT CRD 0752 11/30/25 99573338 INTUIT *QBOOKS ONLINE CL.INTUIT.COM CA C#8373	Office expenses:Software & apps		\$38.38	-38.38	47,797.89
12/02/2025	Expense		ACE Trailer Leasing	DBT CRD 1603 94090062 ACE TRAILER LEASING IN 203-488-4444 CT C#8373 DBT CRD 1603 12/01/25 94090062 ACE TRAILER LEASING IN 203-488-4444 CT C#8373	Equipment rental		\$127.62	-127.62	47,670.27
12/08/2025	Expense		Sandra Fischer	Clean Up and Plant Removal	Supplies:Supplies & materials		\$100.00	-100.00	47,570.27
12/15/2025	Expense	1336	Douglas Harrison	Snow Plowing - 14hrs	Contract labor:Snow Plow & Sanding		\$700.00	-700.00	46,870.27
12/16/2025	Expense		CIRMA	Tax Collector Bond - Inv 37301 - Mark R	General business expenses:Tax Collector:Bond		\$102.00	-102.00	46,768.27
12/16/2025	Expense		Chubb Insurance	Policy # 000D03442871	Insurance:Workers Comp		\$287.00	-287.00	46,481.27
12/23/2025	Expense	1337	Jake Palluzi	Sept Services - 40 @ \$22	Contract labor:Maintenance & Park Services		\$352.00	-352.00	46,129.27
12/31/2025	Expense		QuickBooks Payments	DBT CRD 0737 90546290 INTUIT QBOOKS ONLINE CL.INTUIT.COM CA C#8373 DBT CRD 0737 12/30/25 90546290 INTUIT *QBOOKS ONLINE CL.INTUIT.COM CA C#8373	Office expenses:Software & apps		\$38.38	-38.38	46,090.89
12/31/2025	Expense		Douglas Harrison	Snow Plowing - 23hrs + Snow Melt	-Split-		\$1,402.00	-1,402.00	44,688.89
Total for Biz Ckg 8105 - 1								\$ -	3,147.38
XM BizCD 0182 - 1									
Beginning Balance									
Total for XM BizCD 0182 - 1									10,178.63
XY BizCD 0554 - 1									
Beginning Balance									
Total for XY BizCD 0554 - 1									20,739.17
Uncategorized Asset									
Beginning Balance									
Total for Uncategorized Asset									-20,412.29
TOTAL ASSETS								\$ -	\$55,194.40
								3,147.38	
LIABILITIES AND EQUITY									
Liabilities									
Accounts Payable (A/P)									
Beginning Balance									
Total for Accounts Payable (A/P)									-14,160.92
Total Liabilities									\$ -
									14,160.92
Equity									
Opening balance equity									
Beginning Balance									
Total for Opening balance equity									66,809.26
Retained Earnings								\$ -467.87	\$ -467.87
Net Income								\$3,013.93	\$3,013.93
Total Equity								\$2,546.06	\$69,355.32
Total Liabilities and Equity								\$2,546.06	\$55,194.40

From: Jerry Shaw slowtoaccept@yahoo.com 
Subject: Re: SCA Communications Committee
Date: December 5, 2025 at 1:11 PM
To: Brian Love bmllove@gmail.com
Cc: Richter Mark mark@sccslc.com, Dan Bullard dbullard@bullardfinancial.com, Clara Pagliaro clara.pagliaro@gmail.com



SCA Communications Committee

I sent the following message to Dan and Mark a week or so ago.

"Is there a way to view attachments referenced in past SCA meeting minutes?

The following examples are just a few of my attempts.

1) In the [11-04-2025 meeting minutes](#) the following statement was recorded:

- **Dan Bullard distributed a copy of 14 FIO requests by Ed Gagliradi to all Board Members. Dan objected to the request of releasing all members of SCA emails as it may be denied by security and safety reasons.**

Why was Ed's document not posted with the 11-04-2025 minutes?

2) In the 07-09-2019 minutes https://sca-ct.org/wp-content/uploads/2019/07/190709_sca-meeting-minutes-DRAFT-.pdf

- **Dan read a letter from Susan Torre and the letter is attached.**
- * **Jerry Shaw spoke about creating a new committee called Communications - document attached.**

3) In the 02-11-2014 minutes <https://sca-ct.org/wp-content/uploads/2014/11/Feb-14-Minutes.pdf>

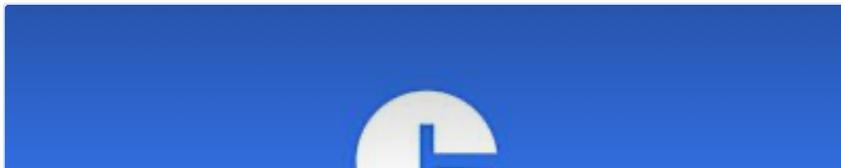
- **A letter to Keely (Legacy Theater) from Jose Giner (Town Planner) (ATTACHED)**
- **A letter to Linda Reed from Laura Magaraci (Zoning Enforcement Officer) (ATTACHED)."**

Quote from 3):

"Small group in Stony Creek (NOT the Stony Creek Association) distributed a flyer to 300-400 people (in their mailbox)(ATTACHED). 18 responded. Of the 18, 7 were in favor of the Legacy Theater, 9 people were not in favor of the Legacy Theater, 1 would be in favor if parking was available, and 1 was undecided."

There are several reasons for FOIA requests - the main one is limited transparency. Not including attachment URLs with minutes is one example.

A casual Google search reveals that this is not [the first time](#) the FOIA issue has arisen, e.g., Jon Wilson, 2015 Legacy Theater





SCA tax-paying members should not need to shove 400 flyers in mailboxes to sample village sentiment on important issues.

The Executive Board should facilitate transparency and minimize FOIA requests using readily available survey tools.

See Attached. One of the attachments lost in the ether in 2019.

Respectfully submitted,

Jerry Shaw

On Friday, December 5, 2025 at 11:20:00 AM EST, Brian Love <bmllove@gmail.com> wrote:

Jerry - I've cc'd Clara on here - clara.pagliaro@gmail.com

On Fri, Dec 5, 2025 at 11:17 AM Jerry Shaw <slowtoaccept@yahoo.com> wrote:

Can you communicate Clara Pagliaro's email?

Jerry Shaw

**Draft Stony Creek
Website Requiremen...**



1.2 MB

Stony Creek Website Draft Requirements Document

Jerry Shaw 7/28/2019

Underlying rationale:

- Generate interest and traffic. Only then can the Association website garner attention on important issues and communicate them to the Creek on a timely basis. This includes links to community services, weather and security alerts.
- To facilitate outreach to the constituents, enable Association residents to access survey forms that a) allow the voicing of opinions that get Board attention, b) enable online registration of residents who want to contribute and volunteer
- Centralize tax, residence address and email addresses under one roof, so the Board is assured that it is effectively communicating in a timely fashion, based on accurate contact information. The Board should be able to send out communications knowing these missives will reach the intended recipient.
- The Board should strive to cut down the delays in posting important information to the website by allowing multiple Board members or authorized surrogates to access and modify selected pages of the website (CMS). The recording secretary under the auspices of the clerk should be able to post minutes directly.
- Generate community cohesiveness by coordinating calendars with the Stony Creek Museum and the WWML and sharing a collective juried photo albums (Stony Creek Art Show) celebrating the community.
- Designing the site to assure that search engines are featuring the site in queries (SEO).

Stony Creek Website Draft Requirements Document

- HOME PAGE
 - i) Intro
 - ii) Map of the Creek
 - iii) Current Events/Recent Minutes/Latest News
 - iv) New Agendas

- CHARTER/BYLAWS
 - i) Association History
 - ii) Current charter
 - iii) Current by-laws
 - iv) Revision proposals

- BOARD
 - i) Standing Committee Assignments
 - ii) Special ad-hoc Committees

- MEETINGS
 - i) Regular monthly
 - ii) Regular yearly
 - iii) Special – To be additionally announced on Special Announcement Page

- FINANCES
 - i) Current by Category
 - ii) Historical with trends
 - iii) Explanation of mill rate determination

- ARCHIVES (with search)
 - i) Past minutes
 - ii) Past finances
 - iii) Past special documents & Committee Reports

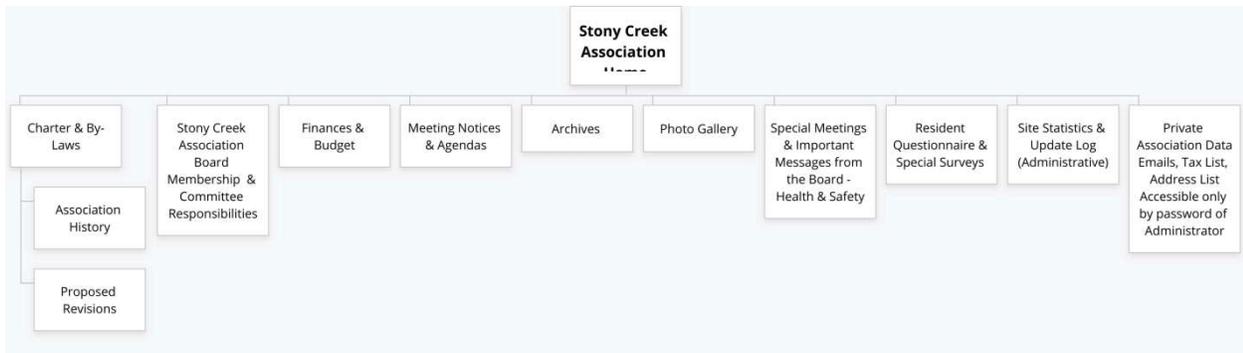
- WORKING DATA BASE (Private Administrative)
 - i) Addresses of all homes in Stony Creek
 - ii) Email addresses of all residents (Used with surveys)
 - iii) Tax list

- PHOTO GALLERY
 - i) Contributed photos of Stony Creek juried by Board
 - ii) Coperative effort with WWML (Stony Creek Art Show) and Stony Creek Museum

- SPECIAL ANNOUNCEMENTS/ADVISORIES

- i) Health & Safety – Storm Events, Flooding, Speed Limits
- ii) Special Committee Recruitment (see Surveys below), e.g. Planning
- CALENDAR OF STONY CREEK EVENTS
 - i) To be coordinated with WWML and Stony Creek Museum Calendars through Google Calendars
- SURVEYS (using Google Forms or an integrated SurveyMonkey?)
 - i) Special surveys
 - ii) Resident Registry Questionare
- SITE STATISTICS (Administrative)
 - i) Activity/ Usage -To be reported monthly to the Board
 - ii) Recent site activity (log of site content revisions under CMS)
- Useful Website Links (partial list)
 - i) [Branford Police Department](#)
 - ii) [Branford Fire Departement](#)
 - iii) [Branford B-Informed Emergency Alert System](#)
 - iv) [NOAA Emergency Weather](#)
 - v) [East Shore Health Public Health Alerts](#)
 - vi) [The Sound newspaper](#)
 - vii) [Septic Pumpout Services](#)
 - viii) [VisionAppraisal Tax Database](#)
 - ix) [Neighborhoods by Ring Security](#)

Proposed Site Map



Example Survey Using Google Forms

Golf Carts in Stony Creek

Stony Creek Association Survey

* Required

Email address *

Your email 

Name *

Your answer

Address *

Your answer

Do you want golf carts in Stony Creek? *

Yes

No

Maybe

Explain your selection

Do you own a golf cart?

Yes

No

SUBMIT

Resident/Owner Registry Questionnaire Proposal Using Google Forms

Example of preamble narrative: This questionnaire was designed in about 15 minutes: See below:

Please enter the following information, express interest in committees and provide feedback to the Association's Board of Directors. The Board of Directors will keep this information in the strictest confidence and will use it only to communicate with members and for internal record-keeping purposes. To conserve resources, the Board makes every effort to communicate by email instead of regular mail. Thank you for helping us keep our records up to date.

*Required

- *Your name
- *Property owner name
- *Stony Creek Association Property Address (see map)
- *Property Owner Email Address (if none, please fill in blank with 'No email address')
- Additional Email Addresses - For others at the address who would like to receive communications from the Board of Directors.
- Property Owner Mailing Address (if different from Stony Creek Association property address)
- If there is a house phone at the Stony Creek Association house, please enter the phone number here
- Best property owner phone number to use in the summer months
- Best property owner phone number to use in non-summer months.
- Would you be interested in volunteering to serve in the following categories:
 - i) Board member
 - ii) Website Contributor
 - iii) Social events – Blessing of the Fleet, Stony Creek Day
 - iv) Tag Sale
 - v) Stony Creek History
 - vi) Welcome Committee
 - vii) Photographs

Note that the webmaster email must be clearly identified on the website.

Jerry Shaw

From: <slowtoaccept@gmail.com>
Date: Wednesday, July 24, 2019 10:01 AM
To: <slowtoaccept@gmail.com>
Subject: Stony Creek Association Contact information

Having trouble viewing or submitting this form?

FILL OUT IN GOOGLE FORMS

I've invited you to fill out a form:

Stony Creek Association Contact information

Please enter the following information, express interest in committees and provide feedback to the Association's Board of Directors. The Board of Directors will keep this information in the strictest confidence and will use it only to communicate with members and for internal record-keeping purposes. To conserve resources, the Board makes every effort to communicate by email instead of by mail. Thank you for helping us keep our records up to date.

*Required

Email address *

Stony Creek Residence Address *

Resident Name *

- Owner
 Non owner

Owner Name *

Email Addresses at this residence who wish to receive communications from the Board. *

Column 1

7/24/2019

Email Address

Email Address

Winter Home Address of Residence Owner *

Phone number of Residence House Phone

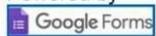
Would you be interested in volunteering to serve in the following categories:

- Board Member
- Website Contributor
- Stony Creek Tag Sale
- Stony Creek History
- Social Events - Blessing of the Fleet, Stony Creek Day etc.
- Welcome Committee
- Stony Creek Photographs

Comments

Never submit passwords through Google Forms.

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Quick and Dirty Logo – Need local artistic talent

Stony Creek Association

