

Benton Beach Corporation
Regular Board of Directors Meeting
February 7th, 2010

Present:	Absent:
Joel E. Helander	Carolyn B. Helander (Honorary Member)
Kate Fales	Jennifer B. Ruiz
Donna Chemacki	Heather B. Collinson
Lynne S. Ott	
Ellen B. Fales	
Todd Chemacki	
Marjorie B. Spalding (Honorary Member)	

Quorum: The meeting was called to order at 7:21 p.m., with a quorum present, at the home of Marjorie B. Spalding, 365 Vineyard Point Road, Guilford, CT.

Secretary's Report: The minutes for the meeting held on December 13th, 2010 were read aloud. Kate made a motion to accept the minutes as amended. Joel seconded the motion and it carried.

Treasurer's Report: Ellen reported that there had been \$3833.31 in income received for the period and \$1268.56 in expenses. The opening balance on 12/13/2010 was \$202.07 with a closing balance of \$2766.82 as of 02/07/2011. Kate made a motion to accept the treasurer's report as presented. Lynne seconded the motion and it carried. A copy of the report is enclosed.

Lawn Mowing: There was much discussion about the lawn mowing needed at the beach. The rider mower we have been using for several years, donated from the Roger Benton estate, is very old (1984) and no longer reliable. It has also been increasingly difficult to solicit the volunteers needed to mow on an every-other week basis. It was felt that the time has come to hire a lawn mowing service. Also, hiring someone with the proper equipment would ensure that the trim mowing around the edges of the beach property would be done, something we have not been able to do with the large mower. As Forrest Helander has a mowing business and services many of the properties on Vineyard Point Road, it was voted that we ask Forrest if this might be a job he would consider. Ellen queried Forrest and he would be willing to mow the beach for \$35 a mowing. He would mow as needed, also taking the beach events calendar into consideration. The Board agreed wholeheartedly with this. Lynne made a motion to give Forrest oversight of mowing of the beach for the 2011 year. Kate seconded it and it carried. Ellen will draft a memorandum of understanding to Forrest.

Lawn Mower: There was discussion among the board about selling the rider mower and putting the money towards the maintenance for the hand mower to keep for

back up. Ellen will put the mower on Craigslist in the spring. Joel or Ellen will take the hand mower to be serviced now, in the lull before spring.

Technology: The board is excited to announce that there is now a live Benton Beach website, created by Tim Chemacki. The website is designed to help family members get the most up-to-date information about Benton Beach in a timely fashion. The website is: www.bentonbeach.com

The site is password protected and the username and password should only be shared among family members. They are as follows:

Username: bbcfamily

Password: sticktogether

Tim and Kate are looking for anyone who might be willing to learn how to add/edit content to help keep up the website. This would require brief training at a future date to be determined. Please let Kate know if you are interested.

Newsletter: Tim Chemacki will publish a spring edition of the Benton Beach Beacon in mid April. He would love submissions for it including but not limited to poems, articles, and photographs. Please send all submissions to Tim (spaceexplorer@gmail.com) by April 1st.

Zabel Fence

Line: A survey will need to be done on the fence line and Joel has already contacted Russ Waldo Associates. They would survey our common boundary for \$1000 (cost split evenly between BBC and Zabels), which would include staking and putting in three concrete monuments. We will need red cedar poles to go about every 10' of the 253' fence line. After much discussion, given the magnitude of the job, the board feels that there is no other choice but to hire out for this work to be done. Therefore, the board would like to solicit any family member who would be willing to set poles for hire at a reasonable rate. Please contact Joel if you are interested, on or before March 15th. This job would be separate from the BBC's regular fence work day. Ellen made a motion to approve this resolution. Joel seconded the motion and it carried.

Regular

Fence Line: The board discussed the need to walk the fence line to determine the scope of repairs needed. We already know that there is a small piece of fence line parallel with the beach road that needs a few fence posts. This is the spot where the cattle got out last summer and is currently only reinforced with rope. The board set a tentative date of March 5th for a fence walk starting at 10am. If there is still snow on the ground then the fence walk will be done later in March. The family fence work day will be on April 30th starting at 8am with a rain date on May 1st. Ellen will send out notices closer to the date.

Pasture

Maintenance: We will need to cut and spray the rose bushes in the Long Lot again this year, as it needs to be done a few years in a row to ensure eradication of this invasive species. Joel will contact Bill Leete to see if he can cut the rose bushes. This work is normally done in conjunction with the fence work

day, scheduled for April 30th.

Annual

Work Day: The annual beach work day has been scheduled for May 14th. Reminder notices will be sent out a few weeks before the event.

Cattle: Ellen will draft a letter to the Hammurlands again this year to encourage them to bring the cattle into pasture in early May.

Fireplace

Update: Mike Schaefer has contacted a company about grates for the fireplace. He will get back to the board about a price for two removable grates that he would install. We also need to look at the composition of the grate and lags for the grates.

Family

Picnic: Mark your calendars now! The annual family picnic has been scheduled for July 23rd and high tide is 5:48 p.m. There was discussion about possibly opening the time capsule buried in 1990 at the picnic this year.

Calendar of

Events: Please contact Kate (kate.fales@gmail.com or 401-932-5894) for event scheduling. Events scheduled so far include:
June 25th – June 26th: Todd Chemacki Campout
July 21st – Women's Retirement Group Picnic hosted by Lynne Ott
July 23rd – Annual Family Picnic
August 19th – August 26th: Fales/Schaefer Campout hosted by Ellen Fales and Sandy Schaefer

Property line

Trees: Bill Gunther, who owns the property west of 410 Vineyard Pt. Rd., approached Joel about the possibility of cutting a few trees on our property. The board will look at these trees during the fence line walk and resume discussion of the topic at the April meeting.

Next

Meeting: The next meeting will be on Monday, April 5th, 2011 at 7:00 p.m. sharp, at the home of Carolyn Helander on Tanner Marsh Road.

Adjourn-

ment: Todd made a motion to adjourn the meeting as business was completed. The meeting was adjourned at 10:09 p.m.

Respectfully submitted,

Kate Fales
Secretary, BBC

Treasurer's Report
February 7, 2011

Income

Shareholder assessments received	3,803.31
(1 2010 assessment, 21 (of 37) assessments received for 2011)	
Hammarlund pasture rental fee for 2010.....	30.00
 TOTAL INCOME.....	 \$ 3,833.31

Expenses

J. Devoe Trucking, loam for October workday	212.20
Ellen Fales, postage for assessment notices.....	31.68
Kate Fales, December meeting minutes postage.....	24.90
Royal Printing, costs from Shareholder's mtg.....	13.78
The Stone Agency, annual liability insurance.....	986.00
 TOTAL EXPENSES.....	 \$1,268.56

Recapitulation

Opening balance from 12/13/2010.....	\$ 202.07
Plus income (above).....	+ 3,833.31
	\$ 4,035.38
Minus expenses (above).....	- 1,268.56
Closing balance in operating account (2/07/2011)....	\$ 2,766.82

Other Accounts

*Capital Account (as of 1/31/2011).....	\$18,999.86
Legal Account (as of 1/31/2011).....	\$ 4,789.59
(2011 budgeted amounts of \$497.00 not yet added to either account)	

*CD rolled over on March 29, 2010
1 year term at 0.9%

Respectfully submitted,

Ellen B. Fales, Treasurer