

Excerpts from February 26, 2026 BOG Meeting Related to Boundary Expansion

8. Black Point Boundary Expansion Update (B. Bayne, C. Chapin, D. Reis)

Note The Board reviewed advice from legal counsel regarding expanding the Association's geographic boundaries to include additional contiguous properties which led to an in-depth discussion. Key points included:

*The Association is subject to Connecticut General Statutes governing special taxing districts, requiring a formal process for boundary changes.

*Expansion requires a public hearing, approval by a two-thirds majority vote of the affected property owners, and a charter amendment.

*Initiation fees are not permitted, but application fees to cover legal expenses are allowed, provided they are revenue neutral.

Note The Board debated whether to offer a one-time opportunity for neighboring properties to join or to allow continuous opt-ins. The favored approach was a one-time, limited offer to contiguous neighbors to avoid frequent charter revisions.

Note Plans were made to send an informal letter to eligible contiguous properties outlining the opportunity to join, associated obligations (such as taxes), and deadlines for expressing interest.

Note The Board agreed to conduct an anonymous survey of current members to gauge interest and concerns about boundary expansion before proceeding with formal steps. Charter changes could take 6 to 16 months to finalize.

Decision A draft letter will be prepared for review at the next meeting. The survey will be distributed to members via email blast, with results informing the May Annual Meeting discussions and potential votes.