

Meeting Minutes - Clifton Park Trustees Meeting – Thursday, July 30, 2026

Present – Trustees, Fraser, McCaffrey, Coleman, Seibert, and Secretary Graves met at 7AM at the beach. Trustee Meany was excused and not in attendance.

Minutes – The Trustees reviewed and approved the minutes from the Trustee meeting on June 26, 2026, with edits. The minutes will be posted on the website.

Financial Review – No issues were reported.

Beach Personnel – Matt Miller, the beach custodian joined the meeting at 7:15 am. Matt reported that a 2x8 board from the toddler area pergola had blown off due to high winds. He temporarily secured other loose boards and posted the playground closed sign and placed caution tape around the pergola. Nielsen Construction will inspect the entire structure and make recommendations for repair. Nielsen will also repair a rotted post on the patio and place a metal covering above the west beach house door. The boardwalk will be repaired in sections and will continue to be inspected daily for any raised boards or other hazards. Sand build up around a few of the grills on the boardwalk will be addressed. The sand will be either dug out by hand or with the tractor bucket to attempt to raise the height of the grills. The water station closest to the beach house will be monitored for any leaks and repaired as needed. Matt will monitor table 37 weekly to make sure it's in its correct location and that it is level. The beach rake tines were repaired. Matt was excused at 8:00 am.

Maintenance Projects and Updates – The lighting project is complete apart from the dirt removed during the trenching portion of the project. The dirt needs to settle for a few weeks prior to the contractor completing the grading of the area. Phase 2 of the lighting project around the playground will commence sometime in the fall.

Reservation system: The reservation system is currently running smoothly at the present time.

Legal Update: A mediation has been scheduled to settle attorney's fees in the 2020 Dueck case. de Swarts, owners of the property at 17844 Beach Road, which is not a lot within the Trust, filed a lawsuit asking for a declaratory clarifying their rights to use Beach property. The Trustees have hired TJ Evans to represent the Trustees in this matter, based on his success in defending the Dueck lawsuit, his familiarity with the Trust, and his reasonable fees.

Beach House rental: The Trustees approved a rental deposit refund to a member who cancelled their event due to the air quality associated with the wildfire smoke on 7/17/26.

Insurance renewal: The Trustees were notified by the agent that the current provider of liability insurance, which expires Aug. 10, declined to renew coverage, in part due to an open claim filed in June of 2025. The agent is working to find replacement coverage but will likely have to go to the secondary market, as a number of carriers in the primary market have declined to quote. This will likely result in a significant cost increase.

Meeting adjourned at approximately 8:30 am

Next meeting- Thursday, August 27 at 7 am at the beach