

Charter - I

[Jan.,

1963]

OF CONNECTICUT

145

Sr. No. 107

ther any such bylaws or regulations are not inconsistent with the general statutes.

SEC. 12. (a) This act shall take effect upon its approval by a majority of the votes cast by those persons qualified for membership under this act, at a meeting specially called for the purpose of ratifying and accepting this act. In this instance, absentee ballots shall be mailed by the warning committee to all members of record and the same may be counted and included in the tally at the specially called meeting. Absentee ballots shall be properly executed or the same shall be of no effect. (b) Celton Brokaw, Alex Carter, Attilio DiLuzio, Helen Sagnella, Eunice Yuris, Emma Austeria, Ruth Urban, Mary Whinnem, Robert Cheney, or a majority of them, shall constitute a warning committee and shall notify the entire membership of the first meeting necessary for the ratification and acceptance of this act. Such notices shall be mailed not less than ten days before such specially called for meeting and not more than twenty-one days before said meeting.

Approved June 14, 1963.

[Substitute for House Bill No. 3925.]

[167.]

AN ACT INCORPORATING THE GUILFORD LAKES IMPROVEMENT ASSOCIATION

SECTION 1. The owners of record of land within the limits specified in section 2 of this act, in the locality known as Guilford Lakes Estates, in the town of Guilford, shall be, while they continue to be owners of such land, a body politic and corporate by the name of Guilford Lakes Improvement Association, and by that name they and their successors shall be a corporation in law, capable of suing, being sued, pleading and being impleaded in all courts, and shall be vested with the powers hereinafter specified. Each member of the association, of the age of twenty-one years or over, not otherwise prohibited by law from voting, so long as he shall continue to own real estate in said territory, shall be entitled to vote at any meeting of said association and shall be eligible to hold any office therein. All joint owners of any interest in any lot or lots of real estate shall be considered as one owner for the purpose of voting and shall be entitled collectively to cast one

membership of
majority vote
ended by the
le for the col-
re warranted,
rs for the col-
e town clerk's
g. (b) Taxes
payable to the
Monday in the
uch tax and of
he association
r before Oc-
ch the budget
linquent in the
same sanctions
Haddam when
here shall be a
aid association,
incurred in the
shall be levied
cial assessments
ociation herein.
ollars per voter
of financing the
ar of operation.

accept and hold
aries and limits
onvey the same,
ion has the right
y real estate be-

approved by a
association. Ab-
secretary to all
of casting their
rs shall be duly
lment of this act.

vote of members
eting, may adopt
proper operation
regulations shall
act; nor shall the
v in force or later
and provided fur-

undivided vote. In no case shall one person have more than one vote. Husbands or wives of said owners shall be members of said association but shall not be empowered to vote at any meeting of said association except in the absence of said owners.

SEC. 2. The limits of said association shall be that part of the town of Guilford known as "Guilford Lakes Estates, Developed by Land and Lakes Development Company," section 1 map 84, together with the strip of land 200 feet in depth, beginning at the point in the southerly line of North Madison Road, being the easterly extremity of section 1, previously herein described and continuing easterly along said southerly line of North Madison Road, to a point where the extension of the westerly line of Cedar Hill Road meets the southerly line of North Madison; section 2, map 115, block 27 and part of block 14 on map 340, as recorded in the town clerk's office, Guilford, Connecticut, dated November 7, 1929; June 26, 1931; September 3, 1953.

SEC. 3. The purposes of said association shall be to provide for the acquisition, maintenance, and improvement of land, lakes, dams and beaches lying within the boundaries as described in section 2 of this act for the health, comfort, protection and convenience of the inhabitants.

SEC. 4. At any time hereafter any parcel of land which is contiguous to the territory in said association as above defined or as hereafter constituted may become part of the territory of said association in the following manner: The owner or owners of such contiguous parcel may make a written application that such contiguous land bounding the same be added to the territory of the association. The application shall be considered and acted upon by the board of governors within one month of receipt of the written application. If a majority of the whole membership of such board shall favor such annexation, they may call a special meeting of the association or submit the matter to the next regular meeting of the association, and such meeting shall be warned as special meetings of the association are warned. If a majority of the owners present vote in favor of such annexation, the territory in question shall be annexed to the territory of the association and such property and the owners thereof shall thereafter have the same rights and be subject to the same regulations as if the same had been an original part of the territory of said association.

SEC. 5. The first meeting of the members of said association shall be held not later than the last day of October, 1963, at such time and place within the limits of said Guilford Lakes Improvement Association as Bernard Scherb, Jr., Paul

I. Langewisch, majority of the of governors a provisions of s shall be elect- serve for one three member cessors shall there shall be and until the said board wh within the me a member of

SEC. 6. No shall be signc and shall be : limits of the appointed for elected by a

SEC. 7. At third Monday the limits of direct. Any v: of governors, be filled by a until the nev of the associ of the board

SEC. 8. Tl lowing the ar and a vice pr eral members urer. The pr board and t' of the associ president or shall sign al keep a recor The treasure and paid out The assistant urer in the al treasurer ca board of gov mium on sai

I. Langewisch, Dorothy Langewisch, Armand Gravino, or the majority of them appoint, for the purpose of electing a board of governors and of approving this act in accordance with the provisions of section 16 of this act. At the first meeting, there shall be elected three members as a board of governors to serve for one year, three members to serve for two years, and three members to serve for three years, and until their successors shall be chosen. At each annual meeting thereafter, there shall be elected three members to serve three years and until their successors shall be chosen. Any member of said board who ceases to have membership in said association within the meaning of this act shall automatically cease to be a member of said board of governors.

SEC. 6. Notice of the time and place of the first meeting shall be signed by three of the persons named in section 5, and shall be sent by mail to each property owner within the limits of the association at least thirty days before the time appointed for said meeting. Said board of governors shall be elected by a plurality of the ballots cast at said meeting.

SEC. 7. Annual meetings thereafter shall be held on the third Monday of September, at such time and place within the limits of said association as the board of governors may direct. Any vacancy occurring in the membership of said board of governors, between annual meetings of the association, shall be filled by a majority of the remaining members of the board until the next annual meeting, at which time the members of the association shall elect, as above prescribed, a member of the board for the unexpired portion of the term.

SEC. 8. The board of governors shall, within ten days following the annual meeting, elect from its members a president and a vice president, and there shall be elected from the general membership a secretary, a treasurer and an assistant treasurer. The president shall preside over all meetings of the board and the association and shall be the chief executive of the association. In the absence of the president, the vice president or secretary or treasurer shall preside. The secretary shall sign all warning notices, orders and bylaws and shall keep a record of all action of said board and of said association. The treasurer shall keep an account of all moneys received and paid out and shall render a report at each annual meeting. The assistant treasurer shall have all the powers of the treasurer in the absence of said treasurer. The treasurer and assistant treasurer each shall furnish a bond in such amount as the board of governors shall from time to time determine, the premium on said bond to be paid by the association.

SEC. 9. The fiscal year of the association shall be from October first in one year to September thirtieth in the succeeding year, both dates inclusive.

SEC. 10. Special meetings of the association may be called by the president and shall be called at the written request of any ten members thereof by the president or secretary, who shall within five days after receipt of any such request, cause notice thereof to be given, provided notice of any special meeting shall specify the object for which such meeting is called.

SEC. 11. Notice of the annual and special meetings of the association shall be signed by the president or secretary and shall be given by mail. Written notice of the time and place of such meetings shall be sent at least ten days before the time appointed, mailed in Connecticut and addressed to each member of said association at his last-known place of abode.

SEC. 12. Said association may purchase, acquire, hold, own, sell, or convey such real and personal estate as its purposes may require, and the board of governors may mortgage or borrow on the security thereof. Said board may rescind, modify or enact bylaws, ordinances or regulations for the following purposes: To employ constables for the purpose of enforcing regulations or bylaws of said association, or any law within the limits of the association; to clean and improve beaches and waterfronts and to provide for the safe and orderly use of the same; to promote planting of trees and shrubbery and other work leading to the improvement of the appearance of property within the limits of said association, and such other purposes as may carry out the objects of said association as specified in section 3. Said board of governors may fix a penalty for each violation of any such bylaws, ordinances or regulations of not more than twenty-five dollars, and the penalties may be recovered in an action brought for the purpose in the name of Guilford Lakes Improvement Association before any court having jurisdiction, for the use and benefit of said association. No rescission, modification or enactment of any bylaw, ordinance or regulation shall take effect until ten days after its passage, nor until ten days after the mailing of a proper notice to the members of the association. A certificate of the secretary of said association of the mailing of any bylaws, ordinance or regulation as provided herein shall be prima facie evidence of such mailing. Any bylaws, ordinances or regulations may be referred to a special meeting of the members at which two-thirds of the members present may confirm, reject or modify such bylaws, ordinances or regulations.

SEC. 13. At any annual meeting or adjourned annual meet-

ing of said a:
least ten days
time and plac
of the memb
assessment or
on, within th
assessment v
town wherei
method as th
lish such rate
may determin
one year unl
and held to c
by a vote of
secretary of
each year, sh
the limits of
of houses, bu
name of each
on the last as
of land so as
within and p
secretary of
association i
ciation shall
judgment as
twentieth day
which shall
same fails to
town wherei
shall find tha
of such part
same, and su
shall then be
tion. Such li
secretary in
tenth day of
shall be ope
Any person
valuation in
mon pleas i
appeals fron
be collected
pointed by t
ment so mac
ciation from
was so made

[Jan.,

1963]

OF CONNECTICUT

149
Sr. No. 167

from
ced-

alled
st of
who
ause
neet-
lled.

f the
and
ce of
time
nem-

own,
may
w on
nact
ses:
tions
ts of
onts
; to
ead-
ithin
may
tion
tion
than
an
akes
ion,
odli-
tion
ten
s of
lion
pro-
Any
cial
hers
ices

cet-

ing of said association, upon proper notice to all members at least ten days before the date of such meeting designating the time and place thereof, the association may, by a majority vote of the members present at such meeting, adopt the basis of its assessment on all land, excluding dwellings or structures thereon, within the limits of said association to correspond to the assessment values of the land as shown on the tax list of the town wherein such property is located, and may adopt such method as the basis of assessment, and thereupon may establish such rate of taxation for the ensuing year as such meeting may determine. Such tax shall not exceed twenty mills in any one year unless at a meeting specially warned, as in section 11, and held to consider raising this limit, such action is approved by a vote of two-thirds of the members of the association. The secretary of said association, on or before March fifteenth of each year, shall prepare an assessment list of all the land within the limits of said association, excluding therefrom the value of houses, buildings, and improvements thereon, placing in the name of each member such land, as assessed to each member on the last assessment list of the town of location. If any piece of land so assessed in the list of any such town shall be partly within and partly without the limits of the association, the secretary of said association shall assess that part within said association in the proportion which the part within the association shall bear to the whole tract so assessed, using his best judgment as to value. Such secretary shall, on or before the twentieth day of March, report such list to the governing board, which shall review such list, and if such board shall find the same fails to correspond with the last assessment list of the town wherein any such property is located, or, if such board shall find that there are any errors in the proportional valuation of such parts of any piece of property, they shall correct the same, and such revised list shall be adopted by said board and shall then be and constitute the assessment list for the association. Such list shall be revised, completed and recorded by the secretary in the records of the association on or before the tenth day of April next succeeding, and such assessment list shall be open to inspection by any member of the association. Any person claiming to be aggrieved by any proportional valuation in such assessment may appeal to the court of common pleas in the manner provided by the general statutes for appeals from boards of tax review. The tax so established shall be collected by the treasurer or by any collector specially appointed by the governing board for that purpose. Each assessment so made, with interest thereon, shall be due to said association from the owner or owners of real estate upon which it was so made, as such owner shall appear from the land or pro-

bate records of the town or district in which such real estate shall be located on the first day of October before such assessment was made. Written notice of the rate of such tax and the amount thereof, or of the assessment apportioned to each member of the association, shall be sent by the treasurer or collector to each member of the association within ten days from the laying of such tax, and such tax shall be due and payable within thirty days from the levying of such tax, and in the manner stated therein, and, if such tax shall not be paid when due, it shall bear interest at the rate of eight per cent per annum from the date it shall be payable. Such tax or assessment shall be a lien upon the property upon which it shall be laid and may be collected by suit in the name of the association or by foreclosure of such lien. Such lien may be continued by certificate which shall be recorded in the land records of the town or towns in which it is located, pursuant to the provisions of the general statutes relating to the continuance of tax liens. The treasurer or other collector shall be accountable to the board of governors for such taxes and interest, if any, so collected. Such treasurer or collector may be required to give the association sufficient surety bonds in such form as may be determined by the governing board contingent on the faithful performance of their respective duties. The cost of such bonds shall be borne by the association.

SEC. 14. No contract which shall involve an expenditure of money in excess of one hundred dollars in any fiscal year shall be made by the board of governors if said sum is not provided for in the budget, unless the same is specifically authorized by a vote of two-thirds of the members present at a meeting of the association specially warned and held to consider the same.

SEC. 15. If any bylaws or regulations adopted by Guilford Lakes Improvement Association shall conflict with any lawful ordinance, the ordinance shall prevail and supersede the law or regulation of said association. Any municipal tax liens shall have priority over any liens for assessments levied on the same property by said association.

SEC. 16. This act shall take effect upon its approval by two-thirds of the members of the association present and voting at a meeting held for the purpose.

Approved June 14, 1963.

AN ACT V
ADOPTED
THE CITY
ELECTION
CORRECT
AMENDM

SECTION 1.
Stamford appro
the general el
valid except th
and of chapter
not have been
commission wa
tion of such ac
representatives
authority acted
sion more than
became final, th
all amendment
seven days aft
approved for s
sixty days prior
failed to specify
become effectiv
6, 1962; and see
1947, as amend
and by the ele
1962, shall inclu
the amendment
1955 was omit
charter revisio
representatives

SEC. 2. Said
The city tax di
Stamford as no
particularly bo
the point where
ford and Green
thence Souther
water mark; th