

**LAKE WALKILL COMMUNITY, INC.  
MANAGEMENT COMMITTEE MEETING  
March 23, 2013**

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Norah Hill	*
Phil Capobianco	*	Carmel Grieco	VP Community Relations	*	#2 Phil Maggio	U
Rich Koop	*	Terence Phalon	VP Insurance /Safety	*	#3 Ellen Frank	E
Terry Matthews Sr	*	Bob MacLean	VP Lake Management	E	#4 Jennifer Costello	E
Lorraine Zagorski	E	Jeannie Nilsen	VP Public Relations	*	#5 Pat McGannon	E
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	*
		Eleanor McLean	Secretary	*	#7 Kerri Summa	
		Chris Merck	VP Operations	*	#8 Alexis Phalon	*
		Glenn Grieco	Treasurer	*	#9 Peggy Merck	*
					#10 vacant	
Manager, Brendan Jaeger *						
* = in attendance    E=excused    U=unexcused						

**MINUTES OF MEETING**

The Lake Walkill Management Committee Meeting was opened at 11:05AM by President Bob Smith in the VFW Post, Vernon, NJ  
The Pledge of Allegiance followed..

A motion was made by Phil to accept the minutes of the Nov.25, 2012 Management Committee Meeting. The motion was seconded by Norah. and was approved.

Glenn reported that there have been two requests to change the status of 2 formerly improved lots to unimproved lot status. All of the proper paperwork was presented in accordance with the resolution passed by the board in 2012 and the requests have been granted.

Kelly Law Update: Our 2012 request for reimbursement is approximately \$16,000. This number is lower than normal because of the relatively mild winter in 2012.

Glenn noted that we are still owed money from the Township for the last half of 2011—approximately \$23,000. Vernon has indicated that the next payment for 2011 will be in April.

Our Budget is \$357,415 for 2013. Glenn would like all to be conscientious in their spending and he hopes that we could manage our Budget expenses to only \$345,000 by the end of the year.

He reported that 172 members have paid dues to date. This is comparative to last year when 190 had paid by end of March. We have one week left in March and can expect more payments.

Our Lake Wallkill truck payments were completed in Dec.2012. There was a discussion about our practice of purchasing a new truck every 5 years and selling our used truck while it still has resale value. Mike Curry and Brendan will provide information on the cost of a new truck in 2013. The budget provides for new truck payments beginning in October 2013 in advance of the next winter season. Truck reliability is most important in the winter season to insure roads can be cleared of winter storm snow & ice.

Hurricane Irene Info: Vernon Township was verbally told of a denial of private community applications for reimbursements related to Irene. A group of lake representatives including Bob Smith & Mike Curry met with the mayor in 2012. The Mayor reiterated his continued efforts to appeal the FEMA ruling. He has been working with the offices of Senators Lautenberg and Menendez. A formal appeal has been routed to the NJ Office of Emergency Management (OEM) which is managed by the State Police. Lake Wallkill submitted bills of nearly \$200,000, approximately \$180,000 was validated by agents from FEMA, 75% or \$134,000 is the maximum payout if the other questions can be resolved through the appeal.

Glenn was asked to research specific information from our Bank about Credit Card payments for dues bills and report at the May meeting.

When Glenn had finished the Treasurer's report for Mar 23, 2013, a motion was made by Lynne to accept the report. The motion was seconded by Terry Matthews and all were in favor.

Jeanne Nilsen, Chair of the Nominating Committee, announced the results of the balloting for the Odd Numbered Districts ---with a two year term commencing July 1, 2013. The Committee members are Carmel Grieco, Rosemary DenBleyker, Lois Capobianco, Janette Becz and Lynne LaCarrubba.

District Rep Results::District 1 Norah Hill  
3 Ellen Frank  
5 Pat McGannon  
7 Kerri Summa-who will assume position immediately  
9 Peggy Merck

There is no District Rep to replace Rich Bohnsack in District 10. Letters have been sent to members in District 10 but no one has volunteered for the position.

Jeanne informed the Board that Chris Merck had sent a letter requesting consideration to fill the vacant officer position which was vacated by Terence Phalon's resignation.

The Nominating Committee made a recommendation to the Board to accept his application. Jeanne made a motion to approve Chris Merck for the Officer's position on the Management Committee. Norah seconded the motion and it was approved.

Terry Matthew's Jr. has resigned as VP of Insurance and Safety. His resignation was accepted and Terence Phalon will fill in and manage the hiring of the Lifeguards and Sports Director until there is a replacement for the vacant officer position. Jeanne will post a notice requesting resumes for this open Officer's position to be submitted by April 30, 2013.

Bob Smith reintroduced the Revised Renter Policy Draft #3 and a discussion followed.

It was decided that there will be meetings with membership between now and July to keep membership informed and to get their input for the Pilot Program.

Bob will incorporate today's suggestions for clarification into Draft #4. He will seek advice from our Attorney about the revisions. Communication with members will take place at two meetings just for Pilot Program discussions, these are in addition to the May Board meeting where the Renter Pilot will also be on the agenda for discussion.

Peggy Merck, on behalf of the committee reviewing rental options for the clubhouse, gave an update about the viability of renting our Clubhouse as a new revenue opportunity. She had recommendations for rentals to members in good standing. There were suggestions for the hours of rental, rental fees, responsibilities of both renters and the Lake Wallkill Community, and the availability of tables, chairs and a refrigerator. The drawbacks are no air conditioning and no kitchen facilities.

The availability of alcohol at rentals for those over 21 years of age and the Insurance liability were considered. A written policy covering all aspects for the Clubhouse Rental was requested by April 30, 2013 to allow for a resolution to be drafted for consideration at the May meeting.

Phil Capobianco, Chair of the By-Law Committee, reported that the By-Laws are with our Attorney and we are waiting for her to complete her legal review of the revisions made.

Phil reported that the Finance Committee has 7 plans in place at this time to aid members in the payment of their dues. Some of the members in these plans are now delinquent because of unemployment or ill health.

Lynne reported that Comet Security will return to Lake Wallkill this Summer to provide Security Guards at the Entrance to the Community. They will charge the same fees as last year.

A letter from a member was read by the Secretary regarding a water drainage situation on Lakeside Drive in the member's vicinity and on his property. The situation had been addressed previously but Chris Merck will assess the problem to see if the water flow can be controlled with any measures that are not already in place.

Glenn reported that he has observed an unusual amount of brush along Lakeside Drive. He asked about the possibility of volunteers for this clean-up. We will look to incorporate clean-up as part of a volunteer effort for Lake Beautification.

Eleanor asked what could be done about "hiding" the storage area from view in the Winter months. It detracts from the natural beauty of the Glen as we enter and leave the lake. Summer foliage covers the area at other times.

Mike Curry said that the Trustees will have a meeting before the next Board Mtg. in May.

Terence reported that the Community Blue Truck should be good for another 2 years but that the Dump Truck has been extensively used following the major storms experienced in the past two years. Mike and Brendan will be getting info about the cost of a new truck in 2013. The potholes are being filled.

The Lake water system will begin later than last year due to the extended cold weather and the challenges of getting the system turned on with Jake filling in for Brendan. Every effort will be made to get it on by late April/early May.

We are considering a Bench Sponsorship Program as a revenue opportunity for the Lake and to replace/upgrade the benches on the boardwalk. There will be backs on the benches and Terence was asked to look at an upgrade of wood selection and other options.

The maintenance on the dam and boardwalk has been finished completing the items in the Dam report from 2010. The swim docks have been shored up and power washed. All is in compliance with what will be required for the dam inspection in 2014.

Information about rates from Garbage Companies will be researched to see if we can lower our garbage collection bill and perhaps also have curbside recycling, although the latter is probably not feasible because it would involve another truck and manpower.

There are only 4-5 paid locker rentals at this time, unless more people come forward we will cancel the Beach Locker project due to lack of interest.

Peggy said that she is in the process of ordering the picnic tables for the fishing dock area below the playground area adjacent to the beach. They will be cemented in place. They will rest on pavers. There will be a proposal to incorporate Memorial Bricks into this Picnic Table project.

Norah explained that the Garden Club hopes to plant perennials this year in their endeavor to keep Lake Wallkill beautiful. Volunteers for the Club are always welcome!

Norah has been raising the American Flag every day at the Office since Labor Day. She is requesting a new flag to replace our tattered flag. She has researched the cost of a 5x6 flag. However, members have suggested that perhaps a funeral flag might be available if a member chooses to donate one. Norah will preside at a July 4th Ceremony for our new flag at the Lake Wallkill Office.

One family in Norah's District has sent a letter requesting consideration for a drainage problem at their property. On Grandview Rd. Chris will look into this problem.

Another District 1 member on Wallkill Drive requests that the yield sign on Wallkill Drive be moved when she receives approval for a driveway on her property. The sign is currently in the vicinity of her anticipated driveway. The request will be considered following the necessary approvals from Vernon Township.

Norah has contacted the US Dept. of Agriculture which has a National Wildlife Research Center. It deals with science based solutions for issues of wildlife damage management.

Norah had explained the growing **Turkey Vulture** problem that exists in Lake Wallkill Community and they have agreed that these vultures pose a health hazard to our Community.

The Dept explained that we have a roost and the vultures are in our trees and on our buildings. To disperse the roost the proper installation of a vulture effigy is required.

The NWRC WILL WORK WITH US TO ALLEVIATE OUR PROBLEM

We anticipate a cost will be associated with the implementation of this program.

Chris will contact them to see how/when we can approach this problem.

Bob informed us that Garbage can stickers to ID members in good standing will be available when badges are distributed.

Meeting was opened for General Membership comment.

Fran reported that there will be a COLA mtg. in May.

Terri Keeley asked if speed bumps could be lowered because they are too high for lower bodied cars. Chris will look into the situation.

A motion to adjourn was made by Mike and seconded by Terry Matthews. All approved and the meeting closed at 1PM.

EleanorMcLean  
Secretary