

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting

March 30, 2019

TRUSTEE		OFFICERS		DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Rosemary DenBleyker *
BT Thompson	*	Carmel Grieco	VP Community Relations	*	#2 Dottie Ward E
Terry Matthews Sr.	*	Tim Olsen	VP Insurance /Safety	E	#3 Kerri Summa *
Jeanne Nilsen	E	Bob MacLean	VP Lake Management	*	#4 Kerri Thompson E
Vacant		Denise DeSimon	VP	*	#5 Jeanette Becz *
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon E
		Jennifer Costello	Secretary	*	#7 Nathalie Brill E
		Peggy Merck	VP	*	#8 Alexis Phalon E
		Paul Foucaud	Treasurer	*	#9 Vacant
					#10 Vacant
Manager Shawn Reardon n/a					
* = in attendance E=excused U=unexcused					

MINUTES OF MEETING

Meeting called to order at 9:34am by B. Smith. J. Costello led the pledge. Bob asked for a moment of silence in memory of members recently lost.

Bob Smith asked for questions/comments on November 24th meeting minutes. There were no questions/comments. L. LaCarrubba motions to approve P. Merck seconds. Minutes pass.

Vacancy Election: Terry Matthews

First time holding this election process under the new by-laws. There are 2 notable changes: The nominating committee has been dissolved and the election committee now takes its place. Second change is the Board now votes on the vacant positions. Terry passed the bio information for one of the Trustee candidates. There were no nominations for the 2 vacant District Rep positions - 9 and 10. The board votes on the Trustee position. Carmel Greico is elected to the vacant Trustee position.

Treasurer Report: Paul Foucaud
Balance Sheet:

02/29/19 balance	\$483,622
Liabilities and committee funds totaling	\$43,228
Community fund balance	\$440,393.87

Income:

Our 2018 budget plans for 290 dues paying members. Through 3/27 we have 224 members that have paid or have signed a payment plan. We have 32 members-with membership privileges suspended that have been referred to Dolan & Dolan for collections.

The outstanding dues balance is \$650,748.83 including:

32 MPS (suspended)	\$ 492,275
65 Late/Unpaid payer	\$ 77,363
8 Unimproved Lots	\$ 4,928
39 Pay Plans	\$ 54,891

Expenses:

All accounts are on budget.

Asa of July 1st 2017 New Jersey has raised the minimum wage to \$10 per hours. This will impact the Lifeguard budget. 1k impact this year. Will increase to \$15 over the next 5 years so budgets going forward will need to be adjusted.

Scag Mower – refer to handout for details. Current mower does not work and would be too expensive to fix. (at least 1k) Bob asks for a motion to buy a new mower rather than lease. M. Curry motions, K. Summa seconds, motion carries.

Money for DAM repairs: Currently have large reserve. Propose to take out 4 CDs and tier them so the rollover dates are staggered over 3 years. Will accumulate 210k of interest.

New Jersey DAM program only comes available when the funds are made available. Currently there is no window. Will continue to monitor.

Renter Pilot Program: Going to put into Rules and Regulations going forward. Same resolution except wording will be into rules and regulations that allows members to be on a payment plan to rent rather than being paid in full. An owner requested a payment plan which we approve, not aware it was being used as a rental property. Member is making current payments to Dolan & Dolan. Bob asked for questions/comments:

R. DenBleyker asked what would happen if they stop paying? Violet have been very disciplined and 1st time a payment is missed, letter is sent outlining the consequences.

B. MacLean asked if moving this to permanent? Yes and can be changed at any time. Still limits the # of rental properties that are allowed at any time. Only issue so far is house on Oak/Summit – issue with car and dog. There are currently 13 long term rentals, allow for 16 Bob asks for a motion M. Curry motions, P. Merck seconds. Need 2/3 yes vote for a change to the rules and regulations to pass. 12/14 – motion carries.

USDA program with tracks of land to provide forestry management. More conducive to indigenous animal and bird population. Working lands for wildlife. Older growth out, USDA plants new appropriate plants for the habitat they are trying to attract/protect. 2 parcels of land qualify. Upper Reservoir and Lake Wallkill Park. Would like to authorize BT and a committee to be named to understand what they will do and how it will be carried out. Will hold resolution and vote for BT and committee to go out and investigate and come back to the Management Committee/ Bob asks for a motion to authorize BT to set up committee and finalize and present plan to MC. R. DenBleyker motions, D. DeSimon seconds and motion carries.

Resolution to extend the area where alcohol can be consumed at the Clubhouse to include the grassy area beyond the back porch for events that are being held when using the Clubhouse.

Schematic of the extended area is attached for reference. There will be a separate fee for the extended area. Bob asks for a motion to approve extending area allowed for alcohol consumption. P. Merck motions, L. LaCarrubba seconds, motion carries.

Rules & Regulations:

We have passed many resolutions over the past years. Want to update the rules and regulations to reflect the resolutions that have been passed. This includes the renter's pilot, language around fire lanes, clarify language around boat stickers, private roads covered by Title 39, town ordinance #5 re: parking, K. Summa motions, J. Becz seconds, motion carries. Will decide how will pass these out.

Board Roundtable:

T. Matthews – have open Officer position now that Carmel is a Trustee.

R. DenBleyker – can we do something about the dog poop on the grass by the beach and the horse shoe pits?

C. Greico – thank everyone for their support! Gloria Bolino will be running the club again this year.

M. Curry – Trustees had a work session to go over resolutions

B. Thompson – working on putting together BBQ for 4th of July weekend.

B. Smith – Silver Spruce dumping. State of New Jersey finally stepped in and tested dirt mound. DEP has questions about the property itself. Advertised in Sherriff sale.

Spoke last season on proposal for AC at the Club. Shawn is working on it. Prices range from 25-37k, requiring electric upgrade. Carmel asked why we can't just upgrade the electric to have standing units for the events that will take the temperature down a few degrees for card parties etc. Shawn will look in to this.

B. Maclean – contract with Aquatics again. Weed treatment in March. Algae in June and Friday spot treatments. Will add dye again. Pellet treatment worked well getting rid of silt around the lake.

D. DeSimon – 5-6 lifeguard applications have been received, waiting on Sports Director.

P. Merck – have gotten a few calls about the height of the speed bump by Flesche's. Will look at it.

L. LaCarrubba- Comet security will be in again this year. Ready to start when we are. Badge checker – will speak to Judy this week to see if she will take the job again.

General Membership Comments:

Fran O'Leary – 64 Lakeside Dr. - Indicated Eileen would make an inquiry regarding FEMA money what is status? Based on feedback with the Town, no use to incur legal costs. What bank are you using for CDs? Chase. I recommended you contact Eileen regarding Bryson matter. Bob is not actioning. Found e-mail offensive, there was a death in that family and suggesting to see if there would be money from a lawsuit. House is owned by the bank.

Ellen Frank – 37 Cedar Lane – Geese on beach after the season. Does that effect the lake for the following season? Larry has not said it causes a problem for the water. For geese that stay, need to document harassment before we can exercise our permit to remove them. Permit covers turkey vultures as well. Geese pooped by the water edge needs to be cleaned up. Lifeguards have to notify Shawn and it will be taken care of.

Jill Vondervor- 26 Cedar Lane - Would like to volunteer for forestry committee

D. DeSimon – Bees on the beach. Pest control did an original treatment that should cut the bee population. Monthly routine treatment going forward. Nontoxic and safe for children.

Peg Black – 40 Lakeside Dr. – Am I allowed to clean the fire lane by my house? Yes

Liz Russo – 19 Mountainside Dr – Poop 911 does cleanup for reasonable price. Shawn will investigate.

Target date for water to be turned on is May 1st, several new requirements/testing from state need to be completed.

At 11:02 Bob asked for a motion to adjourn. Mike Curry motions, Terry Matthews seconds. Meeting is adjourned.

13 management committee members are need for a quorum. 14 were present.