

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting – Open Session

April 2, 2022

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Jack Jerschina	*
Carmel Greico	*	John Farrelly	VP Community Relations	E	#2 Dottie Ward	E
BT Thompson	*	Tim Olsen	VP Ins/Safety	E	#3 Kerri Summa	*
Rosemary DenBleyker	E	Bob MacLean	VP Lake Management	*	#4 Anthony Silecchia	E
Chris Merck	*	Denise DeSimon	VP	*	#5 Jeanette Becz	*
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	E
		Jennifer Costello	Secretary	*	#7 John Brill	*
		Peggy Merck	VP	E	#8 Alexis Phalon	*
		Paul Foucaud	Treasurer	*	#9 Laurie Hohnarth	*
					#10 Vacant	
Manager Shawn Reardon n/a						
* = in attendance E=excused U=unexcused						

MINUTES OF MEETING

Bob calls meeting to order at 10:00am.

Jennifer leads group in the pledge of allegiance.

Any questions/comments on minutes from Nov 20th meeting? Bob asks for a motion to accept minutes. Denise motions, Kerri seconds. Motion carries.

Treasurers Report – Paul Focaud

Balance Sheet:

February with \$302,905.32 in the bank.
liabilities and committee funds totaling \$69,824.71
community fund balance of \$233,080.61

Income:

Our 2022 budget plans for 304 dues paying members. Through April 1st we have 266 members that have paid or have signed a payment plan. 51 Members that have not paid yet, and 21 members

with membership privileges suspended that have been referred to Dolan & Dolan for collections. The outstanding dues balance is \$ 616,208 including:

21 MPS (suspended)	\$ 451,604
36 Late/Unpaid payer	\$ 45,176
7 Unimproved Lots	\$ 6,356
45 Paid/Pay Plans	\$ 100,040

Expenses- Even though the dam project was completed last year, some of the final bills were received and not paid until this year. This includes Dam Construction at \$39,562.50 and Dam Engineering at \$14,710.

Final bills for DAM received this year. 39K engineering 14,710. Bob will discuss budget, anticipated all bills paid in 2021. Checks went out and were cashed this year. Will propose revised budget at the May meeting. Ending 2021 at a higher balance. Want to fix it in the reporting and be consistent in how the bills were paid.

Dam Repair Update – Bob – majority of the construction has been done. Critter guards on drainpipe. Grouting was o/s. Finished. When pulled back spillway there were large voids. Drill holes to fill voids When brought lake back up saw water go through the drainage /Designed when water comes it does not erode. Engineers were not happy with amount of water passing through. Lower lake by a foot and see what is going on. Went through range of options. Probability of choking off the water. Shawn asked about putting a liner. Bought and installed and lake on way back up. In terms of education, engineer is clear all dams leak to some extent. Want the design to pass the water to avoid erosion. Other condition observing is shrinkage cracks in the spillway. Will see some wet spots. Maintenance period of the contract and these repairs will be covered. Mike asks how long the maintenance period is. Bob thinks 2 years, must check.

Member Inquiry – initiation fee. Member gifted house to nephew and billed initiation fee. Member requested to waive the fee. Trustees met and looked at the implications of waiving this fee. Rules are very specific on who meets family member. Unanimous decision not to provide this exception. Can open the rule too broadly. Mike motions, Laurie seconds and motion to deny exception of fee carries.

Contracts:

Garbage contract (still with Gaeta) sale to Blue Diamond is not yet complete. In discussions with blue diamond as Gaeta contract expires at the end of June. Met middle of March. Communicated previously they would provide totes to the house. Now been here for 6-7 months, perspective has changed and not sure that is the best solution. By April 15th, proposal to pick up as is, change to totes, recycling and bulk pick up. Totes are more expensive. Message if held cost same easier to get approved. If not, would need to go back to the board and perhaps start an RFP process.

Aquatics Analysis – recommendations and questions. Larry advised the supply chain on Alum is in short supply this year. Uncertain if able to get, should know by April 15th. HI assessment higher risk for certain types of algae. Lake being lowered works on our favor. Weeds are growing. As they are killed, release nutrients in the water. Prepared to but a bio charcoal solution. Give some measure of treating and keep amount of algae controllable. Algae last year in lake best approach to remove and not treat with chemicals makes it worse. Need to take other actions. Able to rake out over the dam. Need to come up with strategies to remove. Alum alone is 9k per year. Will dedicate some of these funds to other measures. Bio char is newer technology some water companies are using. Floating water gardens could be another option. Do not want to permanently take hold in the lake.

Septic Pumping – Members pump every 3 years or pay a fee for not pumping. Board has never established a fee on the schedule. Functioning septic systems within 300 feet contribute nutrients into the lake. Open to management committee for comments. Carmel thinks if there was a fee associated, take into consideration summer residents vs part timers. Kerri – would we give notice? Understand year-round vs summer but do

not want to complicate it. Some people have put in new septic system which require an inspection report that tells them when it is due to be pumped. Always been a requirement to provide documentation. Bob – Larry and other experts are adamant that a lot of cause of the algae comes from septic systems. Current cost is \$250 to pump. Fee should be greater than that. Will put resolution together to get fee approved by the board and take up at the May meeting.

Ladies of Lake Alcohol Application for Summer events – Peg Black - Sent applications prior to meeting for review. Any comments/questions. BT follow up will be a limited number of events. Peg – we have 9 card parties and only 2-3 had a waiver for BYOB. Seemed safer for an insurance purpose to get the rider and leave it up to the hosts. Put in for 2 dances - Halloween and Fire House. Carmel – shouldn't this be brought before the Ladies first? First meeting is July 3rd. And board does not meet. Laurie – what is in the by laws is there a stipulation to amount? No only that it needs to be approved by the management committee. Also put in an application for Happy Hour July 8th.

Halloween and Clubhouse – approved

Welcome Soiree – July 1st – approved

Happy Hour – July 8th - 10 approved. 16 in attendance. Motion passes.

Card Parties – normally approve 3. Will approve 3 now and come back if you need more.

Fence Application – 4 Cedar Lane. Replacement of old picket fence. Split rail fence with green mesh 4 ft, high Any questions. Denise motions, JB seconds. Motion passes.

Roads Update – 2-year plan to oil and chip all our roads. Have not received quote yet. Look @ budget vs, cost of fuel, asphalt. Should know in May. Start road sweeping Monday. Notice went out advising membership.

Board Roundtable:

Bob – got request for tree donation from member from long ago. Going to work with garden committee to see where will be

Ladies of lake made donation for bleachers to be replaced. Putting new concrete pad. Height of 30 inches, does not require added railing and cages, Work going on before summer. July 2nd is next scheduled meeting and not going to be there. Postpone or can someone run it. Figure out date and advise at May meeting.

Denise – Terence Boyle has expressed interest in running again. Needs to leave August 10th and groom someone. Certification class June 25th and 26th. 4 members interested. Will cover cost of the course if they stay at the lake and work.

Kerri – in process of finalizing coaches and thank for the new boards for turns and digging out lake 6.

Lynn – Comet will come back and need a badge checker. Need to check with Judy, if not can put out a blast.

General Membership Comments

John Johanssen – 5 Pochuck. Participated in the pump out. Company came and said it does not need to be pumped out. Issue is old cabins have cess pools and not septic tanks. We spoke to our attorney and advised us we have the authority to put a pumping schedule in place, it is not in our authority to require the inspection of a system or impede any sale of a property. We routinely contact the health dept. if we see an issue, for example a house on Lakeside that the Health Dept, has advised the septic needs to be replaced. The geese over the winter were migratory. We are not allowed exercise the depredation permit on those. Eileen Gallagher – 93 Lakeside - is there any way to set up community date prior to the season? We will take under advisement.

Peg Black - 40 Lakeside – notice a few black vultures. Call federal dept. hang a dead one in a tree.

Terse Kelly – Cedar Lane – 60 -70 on corner of Cedar. Permit covers community property only. Cannot address on personal properties.

Janet Smith – 45 Lakeside – have we considered harvesting weeds form the lake? Talked to Larry about it, problem we have is a portion of the lake too shallow for harvester to get to.

Bob asks for a motion to adjourn. Mike motions, Chris seconds. Meeting is adjourned at