

**LAKE WALKILL COMMUNITY, INC.
MANAGEMENT COMMITTEE MEETING
MAY 25, 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	*	#4 Jennifer Costello	*
Lorraine Zagorski	E	Jeannie Nilsen	VP Public Relations	*	#5 Pat McGannon	*
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	E
		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 Wallkill Management Committee Meeting was opened at 10:10AM by President Bob Smith in the Lake Wallkill Clubhouse.

The Pledge of Allegiance followed.

A motion was made by Phil to accept the minutes of the March 23 Executive Session and the Management Committee Meeting. The motion was seconded by Lynne and was approved.

Glenn reported on the Income Status as of May 24, 2013. We have received the final payment of Kelly Law money for 2011 in the sum of \$21,365.

We are still owed approximately \$15,000 of Kelly Law reimbursement for 2012.

At this time we have 214 paid in full members.

Glenn also presented information about Credit Card Usage from Chase Bank for those who wish to pay their dues with a credit card. Perhaps this method will be tried for a year to see if it works for us. The specifics will be finalized at the July 6, 2013 meeting of the Management Committee.

Jeanne reported that the Nominating Committee received one resume for the open VP Position on the Management Board due to the resignation of Terry Matthews Jr.

The Nominating Committee made a recommendation to the Board to accept the application of B.T.

Thompson for the vacant Officer's position.

Jeanne made the motion to approve B.T.Thompson to fill the vacancy on the Management Board Terry Matthews seconded the motion and it was approved.

Bob assigned the responsibilities of VP of Insurance and Safety to BT.

Phil informed the Committee that he is still waiting to hear from the Lake Wallkill Attorney regarding her Legal Review of the proposed changes in the newly drafted By-laws. Mike will follow-up with Eileen Born as it has been an extended delay in receiving her review of the proposed By-Law changes.

Phil also reported that the Finance Committee meets once a month and currently has 13 members on Financial Plans that suit their individual needs.

He said that two people have paid all of their arrears while taking advantage of the 13% discount available until July 31, 2013.

Norah reported that a member in Dist. 1 had made a request for a fence but the request has not been received in writing. It has since been installed but the Board requests that the member submit the details in writing.

Norah was also happy to report that the Turkey Vulture problem appears to have been resolved. She had contacted the U.S ,Dept. of Agriculture because the presence of the Vultures in increased numbers had become a health threat to our Community. The Dept. is in charge of Wildlife Damage Management An employee of the Dept. came from Trenton She placed vulture effigies in our Community. This generally deters the Vultures from returning to their previous roosts. If any vultures are seen members should make noise to scare them away. The scare tactic is reinforcement for us.

Norah said that the teens have been playing music on the Boardwalk . The music carries across the lake so some members have asked for help from the music which they do not appreciate. Norah will try a compromise. The musicians must not use mikes, manage the volume and set a time limit of 9PM. They may not play while lifeguards are on duty. Norah will oversee them.

Jeanne reminded membership that there will be group septic pumping on Aug.10, 2013 by Millier Septic Company.at \$180 cash per household. You have to uncover for this service. There will be a sign-up sheet in the Office.

It is recommended that residents consider pumping every 2-3 years.

Carmel reported that District 10 is still not represented on the Board. No one in that District has volunteered to be a Rep.

Chris Merck informed us that we are still dealing with debris from Hurricane Irene in 2011.A number of blocked culvert pipes have been addressed. Our Pochuck Fire Dept. is helping the Community with this problem by using their pumper to blow debris, with water pressure, to remove obstructions. An appropriate donation was made to the Fire Company as their efforts averted costly culvert replacements.

Chris is working on a long term plan for redefining the road edges throughout the Lake Community.

He has raked our lake in the swimming area and the entire swimming area by the beach is clear for barefoot swimming.

Chris said that he considers the entire Community his own backyard!

Mike investigated truck options for the replacement of our mason-dump truck. He believes the best option will be a trade-in –that the payments for the new truck will be within budget and that we will save \$13,000 over 5 years with a trade-in now. Pat made a motion to buy the new truck within the guidelines of the discussion. The motion was seconded by Jennifer and was approved.

Terence Phalon said that all of the 2012 Lifeguards are returning for 2013. There will be 8 Lifeguards and coverage will begin June 22, 2013. Training sessions are being arranged. There will be Deep Water Rescue, Lost Water Rescue and Heart Attack Rescue. The rescues will come unannounced but will be known to be practice sessions. The Lifeguards on duty will be wearing their Lifeguard Shirts throughout the season.

This year there will also be a daily announcement at the end of their coverage:
The lake is closed for swimming.

Brendin Thompson is the Sport's Director for 2013.

Bob MacLean said that Aquatic Analysts continues their care of the quality of our water in the lake. There have been two treatments so far. The water clarity is good. The next treatment is with alum for the algae.

Lynne has another contract with Comet Security and their first weekend is this Memorial Day Weekend. She also reported that the Badge Checker has been hired for 2013—Norah Hill. For 15 hours a week.

Peggy asked Chris if the floor of the Clubhouse could be sanded this year to improve its appearance

Bob Smith reported that the COLA session for Lake Communities discussed the need for training sessions for Lifeguards at all of the lakes to improve their life-saving skills. It was also suggested that Lake Communities should consult their Attorneys about adding a provision to the By-Laws shield the Community from lawsuits by members.

He reminded us that FEMA reimbursement for Irene storm has not been received. The proposal is processed through Vernon Township. The town has received a denial letter from FEMA and the NJ Office of Emergency Services (OES). The town filed an appeal for all of the lake communities and we are awaiting word on the appeal. The issue in contention is the FEMA principles regarding no reimbursements to private communities and the requirements of the NJ Municipal Services Act that requires the town to complete or reimburse for road obstructions.

We are doing the right thing by continued maintenance on the Dam. At the COLA meeting it was reported that another Lake is trying to fix their dam and has had their plan referred to the NJ historic preservation department for review. We are due for the next Dam Inspection in 2014.

Bob asked for a discussion of the DRAFT #4 RENTAL POLICY PILOT PROGRAM

ALTHOUGH THE PILOT PROGRAM HAD BEEN REJECTED IN A PREVIOUS VOTE THE DISCUSSIONS CAN BE OPENED AGAIN BECAUSE WE HAVE MET RORERT'S RULES CRITERIA AND WE MAY MODIFY LAST YEAR'S PROPOSAL.

The trial period is for 24 months at which time we may make a determination if it were beneficial. We have approximately 10 rental properties now that are not paying dues. Two questions were raised by Committee members that will be referred to our legal counsel:
Can we limit rentals to existing members only?
Can we require the Covenant to be signed?

There will be two additional meetings, town hall style, for membership to learn about and provide feedback for the Rental proposal—June 8th and 22nd, In the Clubhouse at 10AM

The Management Committee is planned to vote on the renter proposal July 6, 2013 -- the next Board Meeting.

Rental comments from members present:

Q - Who supervises the Rental Policy?

A- We will use the Lake Manager and the District Reps. Following the last rental policy vote, a comprehensive survey of the Lake was done and rental properties have been identified and Membership Privileges have been revoked.

Q- What are the Renters responsible for as renters?

A - See page 2 section f of the proposal

Q - What enforcement is available for renters who are not part of any program?

A – We cannot prevent people from renting their properties, we can only use enforcement available in our rules which is to deny membership privileges. The Renter Proposal also include an “illegal Rental” fee that will be assessed on properties found to be operating outside the lakes policy. Since there are unknowns this policy might be too much of a risk.

Q - What will be able to do with problem renters?

A – The renters are the responsibility of the owners. If they do not comply with rules we can revoke member privileges.

THE DECISION WILL HAVE TO CONSIDER THE RISKS VS THE REWARDS.

General membership was asked about any other issues:

Ken Muller said that his drainage problem continues to exist.

Chris responded by assuring him he is willing to work with Ken. Chris is dealing with drainage problems throughout the Community. He is beginning to address the main roads and then the feeder roads. He is taking care of surface water only –not underground water. It is a long term project.

Chris also asked for VOLUNTEERS to help with BUILDINGS AND GROUNDS.

Bob Smith responded to a FEMA question.

Yes, Vernon received a denial letter from FEMA for Private Community reimbursement.

Because of the Municipal Services Act our request goes through Vernon Township.

We were involved in expenses for removal of debris and for repair of the roads.

Will we be reimbursed only for removal and not repair?

VERNON HAS FILED AN APPEAL.

Our expenses totaled \$198,000.

FEMA Agents validated \$178,000 ----and reimbursement is at 75%.

Our best case scenario is \$130,000 approx.

Bob also explained that we are awaiting a Court Case involving another lake community which is seeking to establish dues paying requirements of members in a common interest community. We will await the result of this court case and then determine the best approach of dealing with non-payers at Lake Wallkill.

Also, legal advice has indicated that we can't require Covenant signing on new property transfers.

At the end of April our outstanding dues totaled \$629,000.

The Committee expressed a **Thank You** to **Jim Smith** for his volunteer work in our glen area.

A motion to adjourn was made by Carmel and seconded by Jeanne. All approved and the meeting closed at 12:25PMPM.

Eleanor McLean
Secretary