

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting

May 25th, 2019

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

MINUTES OF MEETING

Meeting called to order at 9:32 am by B. Smith.

Pledge of Allegiance led by Peggy Merck

March 18th Meeting Minutes – Minutes were sent bu Jennifer for review of the Management Committee. Bob asked for any comments and questions on the minutes. Lynne L. noted that the date indicated for minimum wage in NJ starting was a typo as it says July 2018 and should be July 2019. Minutes will be amended and sent to the Committee by the Secretary. Carmel makes a motion to accept the minutes as amended, Jeanne N seconds. Motion passes.

Paul provided the Treasurers report attached to these minutes. Financials are on plan through April this year.

Board Roundtable –

Lynne L. – Comet Security started Friday of Memorial Day Weekend to man the guard booth and conduct patrols around the Lake.

Denise D – Shawn submitted the required Pre-Opening assessment documents to the County Board of Health and they have approved Lake Walkkill to open our bathing facilities. The county has scheduled an inspection on June 21st.

We have hired 6 Lifeguards and 1 Substitute for the 2019 season. Unfortunately, after August 18th we will have difficulty staffing lifeguards due to guards departing for college or other commitments that start prior to Labor Day. The State of NJ permits private bathing facilities like Lake Walkkill to apply for “Exempt Status” that would allow for our facilities to be open with no Lifeguards present. We will be investigating the requirements to make sure we can meet those and that the “Exempt Facility” solution will work for Lake Walkkill.

Ryan Collins was hired as the Sports Director for the 2019 Season.

Bob M. – Lake is in good shape for this time of year. Water Clarity is particularly good which has pro’s and con’s...as in previous years, Aquatics Analysts will be applying Blue Dye to limit the ability of sunlight to reach the lake bottom and encourage weed growth.

We will be continuing the MD Pellet Treatments which are an enzyme that reduces the amount of organic material on the Lake Bottom. We have inquired whether we can make MD pellets available to our Lake front owners if they wish to use the pellets to improve the quantity of organic material in front of their properties. We will get information out to Lake Front homeowners when it is available.

Bob S. – We are in a property reassessment in the Town of Vernon. The Appraisal Company visited Lake Walkkill on May 2nd to review all of the Lake owned properties. We will be working to make sure our assessments are fair and minimize the amount of Property Taxes we pay which are currently ~ \$17,000 per year.

2019 marks the 90th year of Lake Walkkill since our incorporation in 1929! Any ideas for celebratory activities can be forwarded to the Management Committee.

New Rules and Regulations passed in March have been reproduced and ready for distribution. It was decided they will be handed out with the badge distribution and any properties not provided copies with their badges will be mailed a copy to the address on record.

83 Lakeside appears to be having a septic issue. The County Board of Health was contacted and they have been out a couple of times. They have required a septic pumping and an inspection of the system to determine if it is functioning. The Board of Health has also suggested they will be requiring a dye test next week as the seepage has not abated after the pumping. Bob M asked about 93 Lakeside which had an issue last year. They put in a new septic and the Board of Health has been out and tested the water that is seeping across the road and reported that the water is not septic but regular runoff.

We have a fence application from 6 Clubhouse Sq. The Owner is proposing a 6 foot fence to have an area of their property where their dogs can be safely put outside. The fence material is proposed as an open rectangular wire style. Management Committee member had questions about the 6 foot height and whether the dimensions had to be so large. The application will be sent back to the owner with requested modifications. Carmel asked if the applicant is required to contact the adjoining homeowners. This is not currently part of our fence guidelines. Carmel commented it would be a courtesy.

General Membership Comments:

Janet Smith - 30 Lakeside Drive, asked if general membership can have input on fence applications. The Management Committee is the governing body for the community and makes the decisions on fence applications. When the guidelines were adopted they did receive General Membership feedback.

At 10:00 AM Bob asked for a motion to adjourn, Mike C Motioned, Jeanne N second. Motion passed.

Treasurer's Report:
meeting

May 25th 2019

Balance Sheet –

We ended April with \$516,887.72 in the bank.

Within this total are liabilities and committee funds totaling
\$43,233.06

This leaves a community fund balance of \$473,644.66

Income –

Our 2019 budget plans for 290 dues paying members.

Through May 25th we have 279 members that have paid or
have signed a payment plan. We have 31 members-with
membership privileges suspended that have been referred
to Dolan & Dolan for collections.

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

31 MPS (suspended)	\$ 495,172.40
0 Late/Unpaid payer	\$ 0.00
8 Unimproved Lots	\$ 4,834.89
45 Paid/Pay Plans	\$ 48,839.82

Expenses-

Through the May Report, all accounts are on the planned
budget.

Commentary – none

MAY 25th MANAGEMENT MEETING

<u>NAME</u>	<u>LAKE ADDRESS</u>
Bob SMITH	45 LAKESIDE DR.
JEANNE NILSEN	14 BIRCH RD
Jeanette Beaz	42 Lakeside Drive
Carmel Grieder	44 Lakeside Dr.
Peggy Merck	104 Summit Dr.
Tim Olsen	15 Pochuck Dr.
B.T. THOMPSON	16 MOUNTAIN DR.
PAUL FOUCAUD	60 LAKESIDE DR.
Denise De Simon	92 Lakeside Dr.
Lynn Lafarrukke	43 Lakeside Dr.
Bob MacLan	48 Lakeside
Michael Cunny	58 Lakeside Dr.
Nathalie Brill	104 Lakeside Dr.
Kerrin Thompson	11 Clubhouse Sq. Seattle
Terence Matthews	9 Lakeside Dr.
Kerrin Summa	48 Lakeside 34 Cedar
LARRY McGINN	51 Lakeside DR.

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MAY 25th MANAGEMENT MEETING

<u>NAME</u>	<u>LAKE ADDRESS</u>
JOHN ABYMI	10 Lakeside Dr,
DREW DORAN	40 Lakeside
PEG BLACK	40 Lakeside
Janet Smith	30 Lakeside
Chuck & Carol Snyder	70 Lakeside
Jelly & Therese Costello	16 Wallkill Dr.
JACKE & GOSIA JERSCHINA	12 GRANDVIEW RD,
FRANCES O'LEARY	64 LAKESIDE