

**LAKE WALKILL COMMUNITY, INC.**

Management Committee Meeting

**May 26, 2018**

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

**MINUTES OF MEETING**

Meeting called to order at 10:05 am by B. Smith. J. Costello led the pledge.

Bob Smith asked for questions/comments on March meeting minutes. Motion to approve Peggy Merck. Kerri Summa seconds. Minutes pass.

**Treasurer Report:** Paul Foucaud

**Balance Sheet:**

4.30/18 balance is \$488,994.85 Chase and Lakeland).  
 Liabilities and committee funds: \$51,743.95  
 Community fund balance: \$437,250.90

**Income:**

Our 2018 budget plans for 285 dues paying members. Through May 24<sup>th</sup> we have 276 members that have paid or have signed a payment plan. We have 43 members with membership privileges suspended that have been referred to Dolan & Dolan for collections.

The outstanding dues balance is \$557,445.89 including:

43 MPS	\$ 492,371.03
1 Late/Unpaid payer	\$ 742.26
12 Unimproved Lots	\$ 4,765.85
Paid/Pay Plans	\$ 48,452.14

**Expenses:**

There is 1 expense that is over budget:

Legal Dolan and Dolan: Over by \$1,500.81 (21%)

The \$8,500 that has been spent is split between the By-Laws work (to comply with PREDFDA Planned Real Estate Development Full Disclosure Act) and the Visconti lawsuit, \$4,900 for By Laws & \$3,600 for Visconti. We did not budget the legal work it would take to develop the new by laws due to timing. On Visconti, most of that is carry over from 2017 related to the Supreme Court appeal that we assumed would have been billed and paid in 2017 but didn't get paid until this year.

The Lakeland account was closed in this month and the money was transferred to the Chase savings account. This will appear in the May Balance sheet.

Bob – at the March meeting we spoke about the Members in Good standing being 287 as the 2018 dues were not considered late. On May 1<sup>st</sup> 10 properties were sent to Dolan & Dolan for collection. Some are new buyers and some are people that have paid prior. Hoping collection notice will encourage them to pay.

Legal overage: By-laws update cost was approximately \$5,000/ 18 hours @ \$250 per hours. Only began planning for the new Law in Oct/Nov 2017, about the same time we were finalizing the 2018 budget.

Mailings will most likely go over budget. Had to do mailing for the vote for the new by-laws and send updated by-laws to ALL members. Now have to start sending information about the nomination and election process

**New Election Process:** Bob Smith

Any member in good standing can nominate themselves or any other person in during the nomination process. The newly names Election Committee (formerly the nominating committee) will review and contact any person nominated by a 3<sup>rd</sup> party to ensure they are willing to serve. Once that is complete. Ballots will go out in early July and results to be announced at July 28<sup>th</sup> meeting. Mew term will begin at the Labor Day meeting.

**Board Roundtable:**

Dam update: Bob

Phase 1 of the dam repairs are complete. Engineer ran the RFP and 6/7 companies sent in quotes. Ensured met the technical requirements. On their recommendation we contracted with Ferraro. Drilled holes in the crest of the spillway and pump concrete into the holes to fill the space where it has settled. Dog pond side drilled 18 inches are were still hitting concrete. Abandoned that side for now. Used all materials forecasted and then some. Good news seems to have works. Voids were bigger than originally anticipated. Raised lake and there has been no seepage. Total of \$37,000 will be paid from the \$75,000 Dam reserve. Start planning for 2021 Work to replace the dam spillway panels by the dog pond. Estimate between \$300-\$400,000.

Fall 2018 will be lowering the lake. Chance for all residents on Lakeside to do repairs to their wall and docks. Will send letter to all homeowners. Shawn –need permit from DEP.

Silver Spruce Dumping – draft letter to Mayor of Vernon to get on record in terms of the proximity to Lake Wallkill.

Some members have asked about Water Testing on Facebook – lake is tested per State bathing requirements regularly, however these tests are health related and limited to e Coli/fecal coliform

testing. The Potable system (seasonal water supply to members) is tested regularly at different ports around the lake as required by the State of NJ to a prescribed set of testing requirements to assure the drinking water is safe. We have no baseline for other test results other than the regulatory required testing. Likewise, we do not know what if anything has been dumped at Silver Spruce and without knowing what to test for (any potential contaminants) there is not a reasonable action that can be taken until we know more.

The \$75,000 fine on the Silver Spruce property owner was given for ignoring a stop work order. Judge has given the police and town authority to monitor and restrict truck traffic to the site to enforce the Stop Work Order..

There will be garbage pick-up on Monday this Memorial Holiday Weekend.

Traffic enforcement on lake roads: The town issued a letter in the 1960's that Lake Walkkill private roads were governed under Title 39 traffic laws for the State of NJ. There have apparently been issues over the years of Vernon police ticketing on private community roads and having that authority questioned. Vernon had never passed an ordinance to enforce Title 39. Currently in process of passing now. Members should be aware that Vernon Police have our map of traffic signs and speed limits and they can enforce those. Keep the community safe and obey the traffic signs and speed limits.

At the November Budget meeting the Management Committee Approved 3 new speed humps:  
Lakeside Drive by Flesche  
Walkkill Dr/Clubhouse Sq  
Clubhouse Sq

Bathing regulations were changed last year by the state of NJ/ Health department require full time monitoring of the slide at the beach. This would require adding a fourth guard during the week. Currently disputing at the capacity during the week is between 20-30 bathers. Require AED in vicinity of the beach. Applied to Newton Memorial Hospital for grant that would cover 1/2 cost (\$750 each, \$1,500 Total). Ask Ladies of Lake if want to participate as they have mentioned being interested in the past. If our grant request is not approved we will need to pay \$1,500 each (\$3,000 Total). Will need estimate the cost of adding additional security cameras and outdoor storage boxes if we want 27/7 access to the AED's.

Damage from recent storm – Tree fell in the Glen. Cleared before buses returned from school. Tree fell on garage. Estimate for roof damage is \$7,300 plus \$1,100 to clear tree. We submitted an insurance claim and have been approved to begin the repair work. Large tree also fell by dock 10 fell into the property of 16 lakeside. Tree on lake property so our responsibility to remove, any damage would not be our responsibility as this is an act of God. The estimate to remove the tree is \$3,500.

Shawn has a list of suspicious trees that were planned for trimming or removal this year which will discuss at later date.

Irene/FEMA – spoke to Dolan & Dolan who thought an appropriate action to file a freedom of information request with Vernon. Have authorized spend 2 hours to put together and then we will do the work to look through the info and see if there is anything to challenge Vernon's denial to our reimbursement request.

PREDFDA requires us to record new by-laws with Sussex County Clerk. A letter was sent to members with the new By-Laws as notice of the planned recording which is planned for early July.

**Security:** Lynn

Comet started this weekend. 7pm-2am through Labor Day and will be back Columbus weekend. New person checking spent time to get him familiar.

Peggy Merck – house at Oak and Summit planted a bunch of new trees on the side of the road. What are requirements for how set back they should be? There is a 5-10 ft. right of way. Will need to take a look.

**Operations:** Chris

Water system is on-line and came up quickly and ready for May 1<sup>st</sup>. Had snow on April 18<sup>th</sup> so quite an accomplishment by Shawn to get this done. Bathroom renovations at the beach – mechanical work is being done. Will have to look to hire someone to sheet rock.

Ducks are gone. Please if you see a nesting pair let us know sooner rather than later.

**Lake:** Bob M

Aquatic has been in a few times. 2 Sonar treatments applied (herbicide for weeds). Good clarity. Algae treatment on Friday. Will not re-stock fish since we are lowering lake in the fall. May do feeder fish need to see.

**Trustees:** Mike

Will have work session before July meeting. Working on replacing dump truck. New one will have full warranty and also will need new sander. Plow will fit fine. Submission to the town for Kelly law reimbursement is easier when dealing with a payment on a truck.

BT: Pavilion near the dog pond. Design can be similar to the entrance signs. There are children that stand on the lot think it is a safety issue

Bob – we have a number of budget challenges this year so may not be feasible this year.

BT: Thinks there is available material and volunteers can do the work

Bob: a more specific proposal on the proposed pavilion will be needed for the Management Committee to consider.

BT: will be submitting a fence approval to the Management Committee for home on Clubhouse Sq to provide some separation and privacy from the community Clubhouse property.

Carmel: blind spot in Glen. Can we install mirrors? Chris – mirrors don't work for moving traffic. More of a distraction. Yield right sign can be moved further down. We will look at "Yield to on-coming traffic" signs.

**Terry: Election Committee**

Results of amended by-laws vote:

101 received – 97 yes, 4 no, 1 blank returned. 1 submitted way after closing date

Nominating committee now becomes the Election Committee under new By-Laws and will administrate the Election process..

**General Membership Comments:**

Cathy – 9 Ridge Rd – Students from Vo Tech have to wait on road outside of the lake. BT: Need to speak to the bus company not a lake issue.

Fran O'Leary – 64 Lakeside Dr.

If looking to put pavilion in the parking lot there are fire access points need to be aware of location.

Doug Cotter – 11 Walkkill Dr.

Didn't getting e-mail regarding meeting. Bob advised that the tentative meeting schedule is sent out with the Presidents letter. Emails are only sent if there is a change to a date that was proposed in the letter.

Is there a date for community clean up? Chris advised no date has been set up and an email will go out to let people know.

Bill McCall – 1 Clubhouse Sq.

Good number of healthy trees have been cut down. Can they be trimmed rather than removed. Bob advised the tree he is speaking about was completely tangled with the power lines and we had no choice. We take great care in keeping the lake looking wooded. Some trees can look perfectly healthy and aren't. We want o maintain the wooded character but also have to balance safety.

At 11:11 Bob asked for a motion to adjourn. Carmel motions, Lynn seconds. Meeting is adjourned.

Need 13 Management Committee members for quorum. 17 members present.