

LAKE WALLKILL COMMUNITY, INC.

General Membership Meeting

May 28, 2011

TRUSTEE	OFFICERS	DISTRICT REPS
Joe De Simon *	Mike Curry President *	#1 Norah Hill *
Phil Capobianco *	Carmel Grieco VP Com Relations *	#2 Terry Matthews
Rich Koop 8	Bob Smith VP Insurance/Safety *	#3 Ellen Franjk *
	Bob MacLean VP Lake Management *	# 4 Barbara Wilkens *
Lorraine Zagorski	Jeannie Nilsen VP Public Relations *	#5 Pat McGannon *
	Lynne LaCarrubba VP Security	#6 Frances O'Leary *
	Eleanor McLean Secretary *	*#7 Vicky Simith *
	Terence Phalon VP Operations *	
	Glen Grieco Treasurer *	#8 Alexis Phalon *
		#9 Peggy Merck *
		#10 Richard Bohnsack *

Manager --Brendan Jaeger *

*--in attendance

MINUTES of MEETING

The meeting was held in the Lake Wallkill Clubhouse.

The Executive Session , which is closed to Membership, was opened by President Michael Curry at 10:35A M

The Nominating Committee, chaired by Jeanne Nilsen reported that they had nominated Terry Matthews Sr. to become a Trustee on the Management Committee to fill the vacancy created by the resignation of Margaret Brill.

A motion was made by Jeanne to nominate Terry Matthews, Sr. for the position of Trustee on the Management Committee.

The motion was seconded by Rich Koop and was passed by the members of the Committee.

Bob Smith reported that Gordon Merck had resigned as Sports Director and that Brendin Thompson would be the Sports Director for 2011.

Brendin will also serve as an alternate Lifeguard on weekends.

Sean Flesche will also be an alternate Lifeguard.

Norah will give a written description of the job requirements for position of Badge Checker with a salary of \$1000 for the Season.

The Executive Session closed at 10:45 AM

The Regular Session of the General Membership Meeting opened at 11AM with the Pledge of Allegiance

The Minutes of the previous Management Committee Meeting of April 2, 2011 were presented for approval. Norah made a motion to accept the minutes. Peggy Merck seconded the motion and the motion passed.

Mike introduced Terry Matthews Sr. as the new Trustee to the Community members in attendance.

Carmel introduced the District Reps who were present at the meeting.

She announced that the Odd Numbered District Reps will continue in their respective positions for another two years as a result of their recent election . There had been no other candidates on the Ballots that had been enclosed with the dues bill for 2011.

There will be a MEET and GREET MTG on Saturday July 16, 2011 for all Reps and all Community members. This information will be posted on the Website and on the Bulletin Boards.

Jeanne announced that Group Septic Cleaning will take place on Sat. Aug. 13, 2011. Please sign with Mary in the Office. The cost is \$185 plus tax which brings the total to \$197.95

You must uncover .

Bob MacLean reported that the weeds are down. The color of the water—bluish-- is due to the dye that has been added to filter the sunlight . This will hinder the development of weeds.

We can expect that algae in the water will start soon

Aquatic Analysts continue to be the Company that monitors our Lake water and treats it accordingly.

Brendan reported that the buildup on our roads from the Winter sanding operations will be addressed by the Street Sweeper. Notices will be posted.

Two Bridges will be replaced on Lakeside Drive.—one is near Pappas/ Nelson and the other is near the Griecos on Lakeside Dr.

The bathroom floors in the Clubhouse have been torn up and the supports have been corrected and the new flooring completed.

The Clubhouse exterior wall near the rear entrance will be repaired.

The swimming area at the beach has all new buoys and ropes.

At the COLA---Community of Lake Associations—Meetings which Brendan attends ,there have been in depth explanations of the process and costs of dredging lakes.

The initial surveys would determine the depth of the water--volume-- and the true bottom of the lakebed. This determines the volume of removal needed. We must also locate a dumpsite.

The initial two surveys might cost \$25,000 for the paperwork.

There were further discussions about core samples from our inlets to the lake to determine organic and non-organic matter in the water

Brendan said that we should explore the feasibility of beginning with the swimming area.

We have in place ongoing efforts to maintain our lake. The Catch Basins—which collect the sediment from the roads -- are emptied two to three times a year. Because we switched mixtures for treating the roads during Winter storms the amount of sediment was cut in half.

The roads will receive oil/chip in June.

Terence Phalon thanked Rich Koop and Brendan for a remarkable job during this past tough Winter. The roads were always accessible for Emergency Vehicles. He also thanked Julie Koop for her flower beds at the well and at the entrance to the Community

The last of the Brick orders will be installed at the entrance to the Sunhouse. This is the final phase of the fundraiser.

There will be a notice about a Volunteer Beautification Day. There will be a request to paint the Office and the Garage behind the Office. Those who could not paint would be asked to walk on Community property and collect any litter that might be present.

Bob Smith reported that we have a full compliment of Lifeguards and a Sports Club director.

Glenn explained that two weeks after the end of each month the three pages of Financial Statements for that previous month are posted on the Bulletin Boards.

In November the Management Committee sets the Budget for the following year. We try to keep the dues as low as possible for the proper maintenance of the Community.

There is a list of 40 Categories within the Proposed Budget.

Glenn reported that for this Fiscal Year 39 of the 40 Categories are within Budget.

The exception is the Legal Fees Budgeted amount. Our expenses have exceeded the \$5000 Budgeted amount for this year. These Fees were incurred because of the litigation begun by Fran O'Leary, a member of the Management Committee.

At the present time we have \$287,260 cash in checking and Money Market Funds.

172 families have completed payments for this years dues.

66 more are expected to pay shortly.

There are 49 families whose membership has been suspended.

We are owed \$70,000 in Kelly Law Funds by the Township because we do our own snow plowing and the Town is supposed to reimburse us for the cost of this operation.

All of the Lakes in COLA are also entitled to be reimbursed, The current Township Administration has questioned the Kelly Law policy and has not released the funds to which the Lake Communities are entitled. The new Administration begins July 1, 2011. They may be more favorable to continue what has always been the Township procedure. Private Lakes do their own snow plowing and submit the cost to the Township. The Township then reimburses each Community.

Rich Koop asked the Committee about the feasibility of renting the Clubhouse to members in good standing for Birthday parties etc as a source of income. There was no immediate answer to this request.

Fran reported that she collected \$268 for the Community for recycled bottles and cans last year.

Norah reported that the Bands and Badges are available. She also said that Bands in bulk are cheaper than the Badges to purchase.

A member asked about cars parked on the roads -----some properties do not have driveways or parking areas---so there can be a problem with Emergency vehicles along with everyday use of the roads. The owners of the cars in question are asked to pull far enough to the side of the road. Offenders have been sent letters.

There was a lengthy discussion about the Bryson Family on Martin Lane by concerned dues paying members. The Bryson Family is a non –dues family and, therefore, not entitled to membership privileges.

They may not park cars in the road---which has caused inconvenience and concern for dues paying members.. They have an abandoned car in the road. The residents may not walk on the roads or walk on or use Community facilities. They are not entitled to garbage pickup.

They have ignored these restrictions. They have put their garbage in the front of other people's homes for pickup. They have been seen on Community property.

They are entitled to use of cars on the roads to leave or enter the Community They have access to the mail boxes. Any children may use the School Buses which come into the Community.

It was suggested that stickers to ID Garbage Cans be considered for the Community.

The neighbors on Martin Lane have asked the Committee for ongoing help to resolve the issues that were discussed.

There are other non dues members who drop their garbage within the Community for pickup. What can be done?

It was suggested that members try to obtain pictures of the offenders so that we could have some proof for presentation as trespassers because dues are not paid.

Another member asked about dual home ownership that involves using one of the homes as a rental property. We will need a clarification from our Lawyer..Mike will address that issue.

A member asked if there were plans for developing any property that is adjacent to the Community by the Clubhouse area. There are no plans.

A member asked to improve accessibility to Fire Lane #7 and to fix the current dock.there.

Phone numbers will be posted so that Community members may call the Police if they suspect something is happening---underage drinking or illegal activity.

A member raised concerns about the people who are not paying their fair share to maintain the Community. What is our ability to put a lien on their properties.?

It was explained that we can collect past dues when the offender sell the property.

If the dues are not collected the new buyer has no Community privileges.

We have been successful in collecting past dues.

We have a Finance Committee that tries to tailor a plan to fit the special situations of those who are having difficulty with dues payments.

We do not put a lien on the property

Members with internet acces were asked to sign to receive Web Blasts for current information about the Community happenings.

We are in need of more silt traps. The process is onerous---we will see what can be done.

The EPA is involved-

A motion was made Jeanne to adjourn the meeting It was seconded by Carmel. The motion passed. The meeting closed at 12:25PM

Respectfully submitted

. Eleanor McLean---Secretary

