

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting – Open Session

May 28, 2022

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Jack Jerschina	*
Carmel Greico	*	John Farrelly	VP Community Relations	*	#2 Dottie Ward	E
BT Thompson	E	Tim Olsen	VP Ins/Safety	*	#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	E	#6 Larry McGannon	E
		Jennifer Costello	Secretary	*	#7 John Brill	E
		Peggy Merck	VP	E	#8 Alexis Phalon	E
		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 10:01am.

Jennifer leads group in the pledge of allegiance.

Any questions/comments on minutes from April 2nd meeting? Bob asks for a motion to accept minutes. Kerri motions, Carmel seconds. Motion carries.

Treasurers Report – Paul Focaud

Balance Sheet –

We ended February with \$302,905.32 in the bank.

Within this total are liabilities and committee funds totaling \$69,824.71

This leaves a 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.

Budget Revision:

Checks for dam were not cashed in 2021. Ended with favorable balance in '21. Only changes are on the income statement. Increase d e and dc as well as dam liner. Notably we were expecting more than 23k from engineering. Refined estimate and going to be 10k less than they originally estimated. Transferring that overage to the legal fee. Added 16k to tree budget. Garbage. This year, additional 5k between July and December. Bigger discussion around garbage later.

Balance Sheet: Contingency fund – move 5k for garbage increase. Fund will be at 100k at the end of the year.

Motion to pass. Denise motions, Laurie seconds, motion passes

Membership Inquiry: On April 2nd board voted to not waive initiation fee on a property between and Aunt and Nephew. Being appealed. Letter on pack. Motion to open floor to hear from Styles. Mike motion, Kerri seconds. Betty Styles 4 Birch Road. Betty reads her appeal. Ask to reconsider our rejection of her appeal. Motion to close the floor. Mike motions, Laurie seconds. Motion carries.

Mike – would love to waive the fee. Worry about opening a can of worms for more requests.

Bob M – do we need to clarify why we said no.

Bob S - For purpose of the minutes, this has long been in the rules and regulations of the lake specifically defines which relatives are considered Members for lake purposes. Typically challenges to this rule has been in regard to badges. It gives board pause, because if we cross the line for Betty's nephew, where do we draw the line on the initiation & transfer fee etc. we have never made the exception in the case of fees. Motion on request of the motion No motion from Management Committee Present, exception will not be extended.

Garbage contract: Current contract is with Gaeta. Blue diamond has acquired the route and has been fulfilling the Gaeta contract. 100 full time residents and 270 summer residents plus the dumpster \$2,722 per month. Discussions on extension in March. Proposal received April 15th \$4,055 per month. 64% increase.

Mike has relatives and friends outside of the lake and asked what they pay for their garbage. Generally paying 120- 150 per quarter (\$40-\$50 per month including recycling). When we were with Gaeta, total 2100 monthly pickups. Paying ~\$15 per household per month. When run Blue Diamond numbers \$25 per month Ayers \$43 per month for garbage and recycling. Waste Management has not provided an estimate. \$450 per month just for dumpster. We proposed pay ½ the increase from July to December and full increase starting in January once we have a chance to budget. Impact \$5k this year and next year plan for \$20k increase to trash budget. 3-year contract (Jan 2023 – Dec 2025). Moved expiration date so does not expire mid-year.

Bob M – would they do recycling for an additional fee? They would but would be double the cost.

Motion for contract to be signed by Jennifer and Myself. Jeanette motions, John F seconds. Motion carries.

Septic Pumping Resolution: Set a fee for non-pumping properties. Been deliberating for a year. Rule dating back to 2008 that members should be pumping their systems every 3 year. Have not enforced. Requires people to register with office every time they pump so there is a record. Go ahead and move forward and

add to our fee schedule and begin enforcement of the rule. Fee proposed is \$350. Reviewed by the management committee and the annual budget meeting. Resolution proposes to include a grace period (no fees) in 2023. Will not charge in 2023. At end of 2023, if proof of septic pumping in last 3 years not provided to office, will be assessed a non-pumping fee in 2024 dues bill.

Chris – is this each year? Yes for every year you are not complying with the rule.

Motion to pass resolution. Bob M motion, Laurie seconds, motion carries.

Fence application 30 Walkkill Dr. Application in in the pack. Any questions pr comments? Were given 3 options. Preferred is option 1? Fence in front with landscaping. 4 ft space picket fence. Option 2 is side and rear yard with picket fence. Option 3 is same fence in option 1 but will have mesh instead of picket and landscape so fence is not noticeable. Option 1 will not pass. Option 2 rear and side yard. Option 3 mesh and landscaped. Motion to open floor Camel motions, Kerri seconds. Carmel asked if they have access? No there is no door. Motion for option 2. John motions, Denise seconds. Option 2 passes. (Option 2 plan includes fences in the rear and side yards only)

Fence application 27 Cedar Lane. 3 ft wood rail fence with mesh. Gate at corner of the house. Motion to pass. Laurie motions, Jeanette seconds. Motion carries.

Lake application – Replacement fence on lower parking lot and doggie pond and new fence by bleachers, sketch included. Wood Rail Fence. Motion to approve application. Chris motions, Denise seconds. Motion carries.

23 Oak Lane – split rail fence for safety. Front corner on property on downward side has railroad tie retaining wall. Referred him to Vernon zoning office first. Vernon said was acceptable from a town perspective as long as does not put anything to enclose fence in any way. Motion to pass. Carmel motions, John F seconds, motion passes.

Roads update – Morris asphalt is prepping for our roads update. Went started a 2-year program in 2021 after 3 years of no oil & chip due to weather and contractor availability. The list provided includes color codes for each year...Yellow highlighted are 2022. Pink would be in 2023. Were concerned with inflation on this. Last year for 1/2 of our road mileage spent \$46k. Took sq ft price and put 20% increase, close to 50k. Current estimate is 48k. Within the budget. Asphalt Swales work has all been completed with Cosh. Shawn & staff will prep roads with HOT asphalt repairs to re-establish road edges and direct water.

Board Roundtable:

Kerri Summa: Ready for swim season, May be additional lake joining. Coaches set.

John F – dock floating in the lake. Shawn has removed need to get rid of it. Ask people to notify if the dock goes missing.

Chris – thank Ladies and Teens for work done at swim lanes and beach (donations of bleacher and fence materials)

Bob – Lake getting off to good start, Aquatic comes in every Friday. Weed treatments have been completed. 2 weeks start with Alum treatment. Fishing is great. Reminder do not fertilize with any phosphates or nitrogen as these runoff into the Lake as nutrients for weed and algae growth.

Denise – We have Terrence Boyle for Sorts Director until he leaves for college. Lifeguards are a different story. Four 15-year-old that want to be certified. Working on securing guards but availability is questionable. We are looking inside or outside the Lake for Guards. Worst case, we will have to designate as specially exempt (no lifeguards on duty, safety and first aid equipment deployed to lifeguard stands)

Bob – next meeting will be June 18th. General membership will be July 28th.

Bobcats – wildlife in. Make noise they are very averse to human contact.

General Membership Comments

Jeanne Nielsen 14 Birch Road – when is clock over the office going to be fixed? Bob M will fix

Chase Stiles 4 Birch Road – suggestion to pay lake dues on-line. Bob – we do not have the IT capabilities for that. Talking with the bank to take credit card payments. 3% charge on top.

Bill McColl 1 Clubhouse South – can we stream the meetings. No wi-fi in clubhouse. If stream, how do we limit to Members in Good Standing only. Septic pumped last year. We are only here 20 days per summer. Can some consideration be made? This was all deliberated. There is no way we can administrate who is here how much time. Research shows that functioning septics 300 ft from the lake add nutrients to the lake. Do we need new garbage cans? We do not when Blue Diamond saw our layout and roads would not work.

Bob asks for a motion to adjourn. Jeanette motions, Chris seconds. Meeting is adjourned at 11:14am.

14 Management Committee members in attendance.