

LAKE WALKILL COMMUNITY, INC.

Meeting
Management Committee

May 29th, 2021

| TRUSTEE | | OFFICERS | | DISTRICT REPS | |
|---------------|---|-------------------|------------------------|---------------|--------------------------|
| Mike Curry | * | Bob Smith | President | * | #1 Rosemary DenBleyker * |
| Carmel Greico | * | John Farrelly | VP | * | #2 Dottie Ward E |
| BT Thompson | * | Tim Olsen | VP Insurance | * | #3 Kerri Summa * |
| Jeanne Nilsen | E | Bob MacLean | VP Lake Management | * | #4 Anthony Silecchia * |
| Chris Merck | E | Denise DeSimon | VP Safety & Sports | * | #5 Jeanette Becz * |
| | | Lynne LaCarrubba | VP Security | * | #6 Larry McGannon E |
| | | Jennifer Costello | Secretary | E | #7 Nathalie Brill E |
| | | Peggy Merck | VP Community Relations | * | #8 Alexis Phalon E |
| | | Paul Foucaud | Treasurer | * | #9 Laurie Hohnarth * |
| | | | | | #10 Vacant |

* = in attendance E=excused U=unexcused

MINUTES OF MEETING

Bob Called the Meeting to Order at 10:00 AM.

16 MC Members present constituting a quorum .

Board received minutes of the November 21st, 2020 Meeting & Executive Session. Bob asked for comments, questions or edits, there being none Bob called for a motion to pass the minutes.

1st Denise D

2nd Lynne L

Motion Passed

Treasurers Report:

Paul reported that we have \$581, 535 in the bank. We have outstanding liabilities to Committees in the amount of \$52,350 leaving a Community Fund Balance of \$529, 185.

Income:

Out budget plans for 298 dues paying members. Through May 25th there are 288 Members paid or on a payment plan. There are 7 members that are late paying who will be suspended on June 1st if they have not paid or started a pay plan and there are 26 Members with privileges suspended. We would expect some portion of the Late payers and MPS members to pay and meet our budget target of 298.

The outstanding dues balance is \$643, 015 the majority due to MPS totaling \$478,103.

All expenses are on track for the year with the exception of Equipment & Repairs. The snowfall in Jan-Mar 2021 accelerated maintenance on the Mason Dump and Backhoe.

Property Taxes for Lake Property were recently posted for 2021. During the reassessment process last year Bob appealed all 23 properties and had meetings with the Assessment Company and the Town Tax Assessor. Instead of our Assessed value increasing from \$600K to \$640K our assessed value was lowered to \$445K (~30% reduction) which has translated into \$5,600 lower property tax on an annualized basis. In 2021, we will see that savings for two quarters (August & November tax bill) equaling ~\$2,800.

There was a bank error in our favor that led to monies being sent to NJ Unclaimed Funds. We applied for those funds and received a check for \$6,300.

BT inquired about the bricks reserve on the Balance sheet (\$700). The plan was to install prick pavers between the picnic tables at the beach. We'd like to have \$2,500 in donations for that project. We will advertise again to try and generate added donations.

While we had tree work done already this year there are a number of dead trees that need to be removed. We will use funding in the budget for unanticipated repairs to address these dead trees.

Discussion on the Loan Program resolution. \$140,000 in loan commitments received from Members. Eileen Born has completed review of the Loan Document. 5 Year loan with 3% interest. Bob asks for a motion to approve the Loan Program Resolution.

1st Kerri Summa
2nd Carmel Greico
Motion Passed

Kelly Law, Municipal Service Act

Vernon continues to unilaterally modify their reimbursement formula to the detriment of Lake Wallkill and the other Private Communities. A number of communities evaluating what actions to take to address this ongoing issue with the town. Most recently the town has cut their cost per mile by 50% in a manner that is not consistent with the law.

Dam repair – Members that live within 200 feet of the dam received letters from our engineering company related to the permitting process. This was a required notice for one of the permits.

Plans for the work to commence in September continue. We need to figure out what to do about the Bus Stop as the lower parking lot will be involved with the Dam construction Project. Lowering of the Lake is not expected to have any impact on the fish, final plans subject to finalizing the lowering plans with the construction company. Work will start after labor day and could run 4-6 months.

We are also evaluating if we can remove silt from the lake inflows at the same time the Lake is lowered. Will get some contractor pricing and make a decision so we can get the permitting completed.

Kerri Summa asked if we could remove accumulated silt from Lane 6. We will make that inquiry.

Clubhouse roof replaced this spring as well as the pump house on Flatbush road. The replacement of the bead board sheathing on the Clubhouse was a bit more extensive than planned. We started with 200 feet of bead board but ultimately replaces 1,000 feet.

Shawn was successful getting Morris Asphalt in for Oil and Chip on the road surfaces this year after 3 years of availability and weather prevented any road surfacing. We graded the roads in early spring and decided to do the Glen, Lakeside, Pochuck, Oak, Deckerpond which encompasses about half our mileage of roads. We will work to budget a similar amount next year and surface the rest of the roads that did not get done this year.

Peggy – Clubhouse Rentals...7 booked for this year with one on July 24th. Peggy suggests the Board should limit rentals going forward and avoid the month of July. Board discussion agrees with Peggy's recommendation. We will keep the July 24th renter in 2021 but going forward no more rentals in the Month of July. Peggy to inform Violet.

Denise – Lifeguards The search for a full staffing of Lifeguards for the 2021 season has been challenging. We'd normally have our staff identified by this time of the year. While we have some interested guards there may not be sufficient numbers for a full staffing this year, We will continue to search for more guards as well as back up plans for the beach opening which could include being "Specially Exempt" on weekdays. Further updates to follow.

Board Roundtable

Bob –

Mailboxes – Bob has spoken to the Post Master in Sussex about the number of broken package mailboxes. He said he would schedule a repair person to come and fix them but the timing is uncertain.

Street Signs will be getting replaced thanks to some volunteers. Bob MacLean completed the routing of signs, Jim Smith Sr painted the signs Green and Jane Jacobs is working on the white lettering. They should start going up during June.

As part of the Office remodel the old mailboxes were removed. We plan to disassemble the mailboxes and sell the brass faceplates to members. Board was in agreement with this plan.

Fence Application 3 Hill Top. Board discusses application. Bob calls for motion

1st Mike Curry

2nd Kerri Summa

Motion Passes

Shed Inquiry – 24 Lakeside

Owner planning to put up a shed. She has spoken to Vernon and there is a setback requirement from the adjoining Property, in this case one of our fire lanes. Owner inquiring whether the Community would have an objection to her setback variance. After board discussion there are no objections to the property owner seeking the variance.

Dog Pond Stand Pipe –

Pochuck Valley Fire Department is asking for permission to install a stand pipe in the Dog Pond for the purpose of drawing water for fire fighting. PVFD would handle all of the permitting and the cost would be paid by the Wildlife Refuge. Plan would be to complete this work coincident with the Dam Construction. Bob calls for a motion

1st Laurie H

2nd Denise D

Motion Passes

Lynne – Comet Security has been hired to provide Security Services again this year.

John F – Notify everyone that this is an election year and Nomination Forms are in the mail. All Management Committee positions are up for election this year as well as Odd numbered districts.

John also looking for Members to volunteer for the Election Committee.

Kerri S – Swim team is planning for a regular swim season this year. Kerri thanks Shawn for all of his hard work.

Bob M – Lake in good shape. Aquatics has been in treating for weeds and algae normal for this time of year. Members must be diligent with Septic pumping to avoid septic's being a source of nutrients getting into the Lake. Discussion on whether to do a Septic Survey in the future but hesitation as the survey may not lead to conclusive information that is actionable. May need to discuss defining a mandatory septic pumping policy in the future.

BT – June 26th will be the BBQ...mark your calendars.

With legalization of marijuana in NJ can we ban smoking on Lake Property? Bob S – already in the Rules and Regulations (no intoxicating drugs). The law only allows recreational use in the home.

Member comments/questions:

Carole PB 3 Hill Top

Can the dog pond be cleaned, remove silt so it can be used for Dog swimming? We will look into this as part of Dam Repair project.

Can we help subsidize septic pumping instead of spending money on a septic survey?

Can we put up dispensers for dog owners that don't have a bag to pick up after their dog? We will look into these.

Can we use Google to do Community Surveys? We have done surveys in the past (paper form), the challenge with using a service like Goggle is that many members don't give us their e-mail.

Have the community ever looked into green energy options like wind mills?

Kay M 80 Lakeside

Mailboxes – More people need to complain to the Post master to get them to take action Next time you have to go in and pick up mail/package ask to talk to the Post Master and tell him we need the mailboxes at Lake Wallkill fixed.

Recycling – Can we get curbside recycling? Not how things are done up here. Options are to take recyclables to Vernon or Lafayette (Free) We have looked into adding this to our Garbage service but the cost was high and people did not want to pay for that service.

Bulk Pick up – we have looked into in the past but again cost was the challenge. We will ask our

trash provider to quote us a price that we can offer as a fee based service.

Terry M 10 Wallkill Drive

Why don't we live stream meeting? We need to be able to control attendance, only members in good standing, no attorneys representing members, etc...this complicates any of the typical meeting apps like Zoom and having those controls in place.

Can we have electric golf carts ? The roads, even though private, are governed by Title 39 for the State of NJ (Motor Vehicle Laws) – Tim Olsen will look into how other communities are able to use Golf Carts on their public/private roads, is that permitted in Vernon, are there any insurance implications?

John Johansen 5 Pochuck

Inquired whether the Lake could require a Dye test when a property sells? We will look into the possibility of adding this requirement, or a requirement to pump on sale of property.

Gloria 96 Lakeside

Thanks to all on the Management Committee for doing a tremendous job. Thanks Shawn, the Community looks great!

Motion to Adjourn

1st Mike Curry

2nd Carmel Greico

Meeting Adjourned 11:41AM