

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting

June 29, 2019

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

MINUTES OF MEETING

Meeting called to order at 10:04 am by B. Smith. J. Costello led the pledge.

Questions/Comments on minutes from 5/25 meeting. No questions or comments. Bob asks for Motion to approve 5/25 minutes. Nathalie Brill motions, Kerri Thompson seconds, motion carries.

Vacancy election: Liz Russo nominated. Being there is a Management Committee vacancy the By-Laws require the Election Committee to solicit nominations and the Management Committee to vote on a replacement to fill the unexpired term. Carmel makes a motion, Peggy seconds, motion carries. Liz's term will run through the 2021 which is the next formal election.

Treasurer Report: Paul Focaud

Balance Sheet –

May Month End	\$501,336.21.
Liabilities and committee funds	\$44,050.77
Community fund balance	\$457,285.44

Income –

Our 2019 budget plans for 290 dues paying members. Through June 29th we have 279 members that have paid or have signed a payment plan. We have 44 members-with membership privileges suspended that have been referred to Dolan & Dolan for collections. The outstanding dues balance is \$584,535.14 including:

44 MPS(suspended)	\$ 518,702.49
0 Late/Unpaid payer	\$ 0.00
8 Unimproved Lots	\$ 4,861.64
43 Paid/Pay Plans	\$ 41,394.68

Expenses-

Through the June Report, all accounts are on the planned budget. However, the approved new \$11,000 lawn mower purchase is reflected in the Buildings and Grounds line item. \$3,000 was budgeted for but \$8,000 will be deferred to as contingency funding under Buildings and Grounds.

Collections Update:

7 additional accounts have paid off. Up to 286. Expect to hit 290 DPM during course of the year. Of the 36 properties in arrears, 4 for sale and 6 are under foreclosure.

Fence application re-visited for 6 Clubhouse Sq. Changed from 6 ft to 4 ft fence. Survey is attached for your review. Motion to approve. Mike Curry motions, Peggy Merck seconds, motion carries.

Fence application approved in May 2018 that was not completed at 11 Clubhouse Sq South. Now outside timeframe and need to re-approve. Amendment to original application. Drawing attached for your review. Motion to approve. Denise DeSimon motions, Nathalie Brill seconds, motion carries.

Clubhouse Rentals – Alcohol Consumption Liability requirement. Insurance does not offer \$1million rider as required. Trustees reviewed, benchmarked with other communities. They require between \$300-\$500k. They recommend update to resolution to \$500k/ Motion to update. Lynn LaCarrubba motions, Kerri Thompson seconds, motion carries.

Application from Ladies of the Lake (Jackie Matthews and Donna Curry) for approval to have 3 BYOB events – 7/20 Firehouse Dance, 8/20 Margarita Card Party and 8/27 Thank You Dinner. All will be BYOB! Motion to approve. Denise De Simon motions, Jeanette Becz seconds, motion carries.

Board Round Table:

R. DenBleyker: End of the road by Ferrone the storm drain is lifted up. Is a hazard. It is on the list to be fixed. All the rain in June has the road work very backed up. Will follow up with Shawn on status. D. Ward – 23 as 25 Cedar Lane both are under construction. Permits are issued by Vernon lake is not involved.

BT Thompson – 4th of July opening BBQ at the beach. Movie to follow. Thank to all the volunteers that came out to help on community clean up day. Special thanks to the crew doing all the mason work. Poured concrete floor in the garage. This will help with wear and tear on the equipment. Asphalt work still to follow.

B. Smith – received a request from a member to host a church event at the club. Will be a baptism so would require going down to the lake for the baptism and then back to the club after. Estimate is 50 people. Get back to member. Make sure guests are identified with badges, loan badges if necessary.

Received a notice form JCP&L that they will be in doing tree work. Nelson Tree Service will be completing the work. Will post on board. Removing any trees under 6” in diameter under wires and trimming and pruning all large trees.

Road work has been delayed with the rainy June. Planned for oil and chip but weather did not

cooperate. Penciled in for mid-July, weather permitting.

B. MacLean – Lake: There was a delay in the allum treatment because of all the rain. Need 3-4 days of dry weather. Put some dye in. Main application finished. No stocking this year. May do feeder fish. The algae currently closing lakes I NJ is a different type than what we have in our lake. Will ask Larry in can preventatively treat and about process of cleaning the boats. Ask people to be diligent with their septics. Heavy rains cause nutrients form the septics to flow down hill and in to the lake.

Pellets @ beach area seem to have reduced sludge. Is not an automatic process. Takes time/ Owners around lakeside can purchase. Larry will sell @ cost. Natural product. Suggest 2-3 pails. 30 lb. pail costs 28.50. Let Bob know and he will order.

D. DeSimon – opening day. Lifeguards working from 10-5 7 days per week. Will have a shortage in August. Melissa Gilesapie is teaching lifesaving course. Sign up sheets are in the office. Swim Team starts July 1st. Mackenzie, Kalyn, Maggi and Julia are the coaches. July 6th is the swim team pancake breakfast.

Have asked inspector about procedure declaring us an exempt facility in August due to the shortage of guards. Will get back to us.

Timer on courts broken Part due on Monday.

Lynn – Comet security in place for summer. Judy Kelly badge checker.

Membership Comments:

Kim Muller – 8 Lakeside Dr – cars are speeding by house. Some going 40 mph. Roads are governed by traffic laws of Vernon. Try to get plate number of offenders. People from outside come if at 6 to fish and walk. Ask if they are members.

Will speak to Vernon police about what can be done regarding tickets.

Speed humps complicate the plowing of the roads and cost \$1,200 and cannot be put on any hills. Not the solution.

Hilltop Dr: Can we put a post in the areas where there is a lot of dog waste with bags so people can pick it up? Nathalie has bags to donate. Asking about swimming for dogs. State law prohibits dogs in the beach swim area.

Therese Costello - 16 Walkkill Dr – inquiry about alcohol at a clubhouse rental. Private events do not require management committee approval.

Maryellen Farrelly – 46 Lakeside Dr – can any Ladies of the Lake meeting be held on the weekends? May get better attendance

Mary Kathryn Van Didden – 9 Cedar Lane – bees nest in top of sun house. Please tell Shawn.

John Farrelly – 46 Lakeside Dr – Carpenter bees – can we do a community wide thing like the septics? Will ask pest control provider.

Motion to adjourn. Mike Curry motions, Dottie Ward seconds. Meeting adjourned at 11:09am.

17 MC member in attendance