

LAKE WALKILL COMMUNITY, INC.
MANAGEMENT COMMITTEE MEETING

July 1, 2012

TRUSTEE		OFFICERS		DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Norah Hill *
Phil Capobianco	*	Carmel Grieco	VP Community Relations	*	#2 Phil Maggio *
Rich Koop	*	Terry Matthews Jr	VP Insurance /Safety	*	#3 Ellen Frank *
Terry Matthews Sr	E	Bob MacLean	VP Lake Management	*	#4 Jennifer Costello *
Lorraine Zagorski	*	Jeannie Nilsen	VP Public Relations	E	#5 Pat McGannon *
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon *
		Eleanor McLean	Secretary	E	#7 Vicky Smith *
		Terence Phalon	VP Operations	*	#8 Alexis Phalon *
		Glenn Grieco	Treasurer	*	#9 Peggy Merck *
					#10 Richard Bohnsack *
		Manager, Brendan Jaeger *			
* = in attendance		E = Excused		U = Unexcused	

MINUTES OF MEETING

Meeting called to order by Bob Smith at 11:10.

Review and approve minutes from 5/26/12

Phil Capobianco asked for corrections Kelly Law -proposal says 2012 should state 2010.

Page 2 of bylaws should state “The revised December 2000 by-law-package was given to the president for transmittal to our attorney. Upon receipt of legal’s comments, the by-law committee will reconvene and take appropriate action to finalize the package for management Committee review and approval.”

Motion to accept minutes made by Lorraine Zagorski and 2nd by Norah Hill. Motion passed.

Treasurer’s Report - Glen Grieco - 2011 Kelly reimbursement - we made a request to how they calculated the total - waiting for answer. We are confident we will get Kelly money from the town, not sure how much FEMA, proposal was \$199,000.00 – pursuing reimbursement under the

Municipal services act - we have no solid number or timing, unsure at this time, will affect cash position.

Glen thanked Michele Smith and BT for their work.

Review of Renters Policy

Bob discussed current rental policy. LW is the most restrictive policy compared to other lakes. The current policy is not effective - some people rent long term now - paying of dues stops due to restrictions.

New plan - we want to be cautious and try a 2 year pilot period. Ascertain in measurable terms, the challenges or problems - to determine if it becomes a permanent change. A balanced way to approach changes and keep options open. There is a lot of speculation on both sides right now.

Norah Hill polled her district, and most are vehemently against it.

Alexis Phalon polled her district, she said hers is half/half.

Vicky Smith read a letter sent by Joe Desimon. She also stated that many people rent now and LW doesn't benefit.

Bob - plenty of notice has been given through the website and bulletin boards. We want to vote -to get a good feel.

Terry Matthews is unsure, thinks we are rushing.

Terrence Phalon asked how much LW would benefit? Should't we have more info.

Bob stated no one can tell until we try.

Rick Bohnsack said all is unknown, we need to try to find ways to increase income, try to create revenue to keep dues low. The board works hard to keep dues as low as possible.

Bob pointed out that the payment plan would be more restrictive to try to keep a balanced approach.

Terrence - vote for the best interest of your district.

Bob - the needs to do what is in the best interest is LW.

Phil - wants what is best for the community, working together, we are all doing what is best for the community. He requested a private ballot vote.

Bob MacLean - has to be controlled, kept limited, he thinks it is the wrong way to go - has to be restrictive to get the right people in.

Fran O'Leary 64 Lakeside - Cola meeting - look at your specific situation and by-laws. We do not have a choice to send members without changing by-laws. Lawyers fees - we pay if we lose - we are waiting for court decision on a current case.

Ken Muller Lakeside - haste makes waste - all should have a vote.

Christine Nunn Clubhouse Square - we can be sued - she said there are people on the board with a conflict - doesn't this cause a problem?

All on the board identified who may have a conflict, Vicky, Peggy, and Rick.

Some people rent and don't pay dues. We are successful in collecting dues when houses sell - there are properties in arrears, the house is worth less than what is owed

BT has the opportunity to see both sides - people need to get more involved - he sent out a request for help and only got 2 replies.

Nancy Thompson Lakeside - would like to know how Mike Curry feels

Mike Curry - is in favor of a two year pilot program. The lake needs income - we should give it a try if it doesn't work, we can pull the program. After two years we can evaluate the program and make a decision.

Lynn Kirchner - Summit Dr. - we should have an open community - all should be able to vote.

Althea Hirshorn Decker - great source of income - owners should be responsible for the upkeep of their own properties

Terry Keeley Wallkill Dr. - should have been better notified - not all people use website - information should have been mailed.

Steve Hirshorn Decker - How much do we currently collect in renter income?

Bob - There is a small income now. This program is geared toward long time rentals.

Mike Smith Lakeside - He is looking out for the best interests of his family and the community

Jim Smith Wallkill Dr. - outstanding dues are going up - we have to take steps to get dues paid

Lenore McGuire - Cedar Lane - Why can't we put this out for a community vote?

Bob - The Lake By-laws place the responsibility for governing the lake and legislating policy with the board. Because of this, it would be a violation of our by-laws to take a community vote.

Lenore - shouldn't those with a conflict not vote? Why are we getting shoved to the wall?

Mike C. - checked with the lawyer, it is not a conflict of interest, they can vote

Bob - if this was a permanent change, he could understand - we are only suggesting a trial

Kathleen Freeman - Cedar Lane - What does it take to change the by-laws?

Bob - a by-law change would require a review by the management committee, a vote by the management committee to change the by-laws and finally a 2/3 of the votes cast by membership to vote in favor of any proposed change.

Nancy - didn't we vote on property sale behind club?

Bob - there are certain things in the by-laws that require a membership vote. One of them involves transactions with property.

Ken - did you ask lawyer if the members can vote?

Bob - our by-laws state that the only way we can do other than what the by-laws state, is to change the by-laws.

Lynn K. - did you ask lawyer if we could put in an amendment?

Bob – Yes, that question was posed to our attorney and they confirmed that we must operate in accordance with our By-Laws.

Julie Koop Decker Pond - How do you intend to get money out of people who don't have money?

Bob - the issue today - renters pay rent but the owner's don't pay dues

Julie - what if anything, is being done with houses that have been damaged during hurricane? How are we going to collect back dues?

Bob - we suspend membership until house sells, we deny membership privileges to the buyer and typically work out an arrangement for the back dues to be paid, we have been very successful in collecting, although it does take time.

G. Brusco Lakeside Dr. - Who will buy these houses?

Bob - MPS is 80% of delinquent dues

Terrence - we should have done a mailing

Lynn k - people do not come - what's the use?

Janet Brusco Lakeside - get each rep to deliver ballots to people

Mike - wouldn't this open up for all votes if you make this a public ballot?

Bob - that's why our by-laws are written this way

Walter Zagorski Mountainside - if all in room voted no - it would represent 13% - don't need majority

BT stated that the info has been out from the beginning

Bob MacLean made a motion to table until the next meeting, Terrence 2nd

8 yes to table

13 no

Motion denied.

Michele Smith Highpoint - What process is in place to rescind if it doesn't work?

Bob - board would make a motion to rescind policy. See proposed resolution Section #5

Rick Bohnsack made a motion to vote, 2nd Pat McGannon.

Bob MacLean made a motion to raise hands to vote, 2nd Terrence Phalon.

13 yes to public vote

8 no

Motion approved to vote by show of hands

Prior to taking a vote Management committee members were asked, for transparency, to indicate if they had a personal interest in the renter policy change. The following committee members identified a personal interest:

Carmel G, Glenn G, Vicky S, Peggy M, Bob M

Vote taken - motion to Adopt the proposed Pilot Renter Policy

9 yes (Mike C, Carmel G, Glenn G, Jennifer C, Vicky S, Peggy M, Rick B, Pat M, Lynne L)

11 no (Rich K, Terry M, Bob M, , Terence P, Norah H, Ellen F, , Larry M, Alexis P ,Phil C, Lorraine Z)

Did not vote 1 (Bob S)

Motion denied - does not carry

Roundtable

Ellen Frank - Would we consider renting clubhouse for parties?

Norah Hill - too much gravel at end of glen by entrance

-Terrence stated it will be cleaned up

Corner of Wallkill & Lakeside people are not adhering to yield signs

Badge checker needs help - we all have an obligation to check for badges

Rick Bohnsack - Support the clubhouse

Glen Grieco - What is the definition of improved and unimproved property?

-Bob stated the trustees will work on that

Bob McClean - we are fighting a battle with the weeds, the weather is not helping, weeds are prevelant due to the mild winter, working with Aquatic group

Carmel Grieco - announced the district reps, reminder that septic pumping will be 8/13, \$180.00 + tax, sign up in the office, owners responsibility to uncover the lid

Terrence Phalon - Thanked the Bruscos for the donation of paint for the office, thanked those who showed up and volunteered their time, there will be another volunteer work day in the fall

Pat McGannon - If future Sunday meetings are held, please schedule a little later due to church services

Terry Matthews - Lifeguards are on duty and fully staffed, people are not to ask the lifeguards to babysit

Phil Capabianco - 22 payment plans
6 paid in full
14 on schedule
2 in process

Meeting opened for member comment:

Lynn Kirchner - speed bumps need to be painted

Terry Keely - speed bumps need to be lowered as cars scrape bottom
-Terrence will look into this

Gerry Brusco - Can we have a cleanup for the weeds

Bob McClean - stated that the weeds should be sinking to the bottom

Terrence - will bring a skimmer and long pole, aerators are on

Nancy Thompson - stated that there were leeches by the raft Bob M. will check
Not leeches...these are hydra

Motion to adjourn by Norah Hill, 2nd by Mike Curry. Meeting adjourned at 1:42.

Minutes by Peggy Merck