

# LAKE WALKILL COMMUNITY, INC.

## General Membership Meeting

**July 29, 2017**

TRUSTEE	OFFICERS	DISTRICT REPS
Mike Curry	* Bob Smith President	* #1 Rosemary DenBleyker *
Phil Capobianco	E Carmel Grieco VP Community Relations	* #2 Dottie Ward *
Terry Matthews Sr	* Tim Olsen VP Insurance /Safety	* #3 Kerri Summa *
Eleanor McLean	* Bob MacLean VP Lake Management	* #4 Kerri Thompson *
BT Thompson	* Terence Brill VP	* #5 Pat McGannon *
	Lynne LaCarrubba VP Security	* #6 Larry McGannon *
	Jennifer Costello Secretary	E #7 Nathalie Brill *
	Chris Merck VP Operations	* #8 Alexis Phalon E
	Vacant Treasurer	* #9 Peggy Merck *
		#10 Vacant
	Manager Shawn Reardon *	
* = in attendance    E=excused    U=unexcused		

### MINUTES OF MEETING

Meeting called to order at 10:07 by B. Smith. Bob led the group in the Pledge of Allegiance.

The Attendance sheet confirmed the presence of a quorum, for a General Membership Meeting quorum is 10% of Members in Good Standing. With 278 Members in Good Standing, attendance of 28 required. There was 34 Member Properties represented. Quorum was met.

Bob Smith asked for any questions or comments on the July 1st minutes. There being no questions or comments, He then asked for a motion to accept the minutes. BT Thompson motions, Dottie Ward seconds. All in favor, minutes accepted.

#### **Treasurer Report:**

Bill Thompson, Treasurer reported: As of 6/30/17 – fund balance of \$333,654 less liabilities of \$88,541 (including legal appeal, men’s golf, ladies of the lake, swim team, teen and bricks/benches) equals Community funds available of \$245,112 which has proven adequate to fund this years budget and maintain an appropriate contingency fund.

Income target for 2017 - \$394,676. This includes \$10,000 dollars from current assets voted by the Management Committee in March to supplement the Capital Improvement Account. Through the end of June we have collected just over \$336,000. Kelly Law application for 2016 has been completed. Expected receipt of \$33,000. We do not budget this amount in expected income due to

timing and amount uncertainty at the time of budget.

Budget based on 280 dues paying members. 278 have paid or have signed up for a payment plan. As of June 30<sup>th</sup>:

O/S dues balance \$541,907:

42 MPS with Dolan & Dolan - \$481,373

Plans D&D manage - \$15,215

Unimproved lots - \$4,083

40 pay plans we manage - \$42,287

Expenses – with the exception of costs related to the new manager (training overlap), through June there are no negative balances on any of the expense accounts and no projected variances from any of the budget account managers.

Bob added that income for 2017 is progressing nicely. The collections process has been yielding good results. We expect to exceed the income budget during the month of July

And with the remaining Pay Plan income, Kelly Law and additional collections income we should have some flexibility at budget time this year. We also have an update on dam repair costs that we'll cover during the updates.

Management Committee Updates:

Bob M (Lake) – Lake is in good shape for this time of year. Fishing reported as very good.

Mike Curry (Trustees) – Reported that there were two Trustee work sessions in July. Discussed comments he has received regarding the need for more handicap parking at the beach. A Management Committee discussion on the pros and cons. The Management Committee agrees to try adding 4 spots off the Office Drive Way. We will add those spots and test this approach for the rest of the 2017 season. The spots/signage will be removed following Labor day and if the test was successful we will restore the spots for the 2018 season. Members are reminded that the general prohibition of parking/driving on the grass areas around the office remains in effect.

Chris M (Operations) – Chris reports receiving many reports about the status of the grounds and facilities. Everything is looking to be in good shape. Chris updated on Boat Storage in the area adjacent to the Slide in the beach area. Chris reminds members that his area is for the temporary “parking” of boats during the day to access the beach. This area is not intended for longer term storage of boats and members should use the other public docks for overnight storage.

Bob S (President) – We received an estimate to complete dam repairs on the spillway totaling \$19,500. The work includes re-caulking the joints and repairing cracked and damaged concrete on the spillway. This work is among the required work from our 2014 Dam report. We will be having our dam engineer review the proposed work and comment on the proposal and whether the work satisfies the work required in the dam report recommendations.

FEMA- we are awaiting further updates from the town of Vernon.

Regatta – see the chairpersons and/or sign up to work/volunteer.

Committee Alcoholic Event Application – the Ladies have submitted an application for a Card Party event “La Cucina”. Peggy M made the Motion Kerri S second. Motion passes, Event approved.

Carmel G (VP) – Ladies would like to run a community Garage Sale on August 19<sup>th</sup> and also requests if this can be made an annual event without the need for annual approval. Management Committee discussion. A grumpy old man (BT) complained about the traffic last year and speed of cars driving around the Lake. Comment that there were not enough maps available. Carmel Makes a motion, Peggy seconds, motion passes 2017 event on August 19<sup>th</sup> is approved. Request to make this an annual event is not approved based on complaints from last year. Ladies requested to be sure to have sufficient maps and to display prominently on the maps the 10 MPH speed limit.

Ladies request Grab Bars be added in all bathrooms to help the elderly use of the facility. Chris

and Shawn will get these installed. Clubhouse front porch railing too low and the middle one need to be replaced. This is on the punch list from the Clubhouse rehab. We intend to replace the front steps and the railing replacement will be integral to that part of the project. The side porch railings will be replicated on the front which are very functional.

Bulletin board at well needs new cork. Bob has material left over from new Clubhouse Bulletin Board that will be installed at the beach.

Docks at the swim lanes are slippery. We will look at materials that can remedy the slippery surface.

Ladies of the Lake purchased 11 new trash receptacles for placement around the Lake. This is their 2016 Gift to the Lake. Thanks You LOL!

For 2017 the Ladies would like the Bathrooms at the office completely remodeled. They offered to cover 1/3 of the cost up to \$2,000. While there was consensus this project has merit, it will need to be prioritized vs other projects needing funding. The Ladies are requested to review and see if they can provide additional funding to complete this project.

Bob commented that we are preparing to close out the financials on the first 6 benches. The LOL funded the cost of the first 6 and 6 members paid \$500 each to secure sponsorship of benches. With 5 Benches complete and the parts available to assemble the 6<sup>th</sup> we will finish 6 and then take a break to determine how to make more now that Brendan has left. We plan to take the \$3,000 reserve for benches on the balance sheet and pay back the LOL for the 6 benches. Once we have a plan for more benches we will approach the LOL & Teens for funding any benches they want to sponsor.

We also still have \$700 reserve for Bricks that are planned to go between the picnic table pads at the beach. We will make another push for additional bricks and plan to move forward to complete this project in 2018.

Peggy M (DR) – 26 Oak Lane has a camper on the property and it appears someone is living in the camper. This will be referred to the town of Vernon for code enforcement.

The Plaques for the first 6 benches are in and we plan to install them this week so they are in place for Regatta 2017!

Dottie W (DR) – reminded residents of the noise ordinance in Vernon. Weekday mornings no noise prior to 7AM and on weekends not prior to 8AM. There was an issue in July where a member had a bulldozer operating prior to 8AM that resulted in member complaints. The member having the work done was approached and the following day the operator started after 8AM.

Terry M – (Trustee) The vacancy for District 10 Rep remains after several attempts to identify a candidate including individual letters to all properties in good standing in District 10.

Terry reported that the Nominating Committee met to consider the application of Paul Foucaud for the open Officer Position. The Nominating Committee recommends Paul for the Open Position.

Terry makes the motion, Mike Seconds, Motion Passes.

Bob comments that Paul will be assigned as a direct replacement for the Treasurer position that was vacated by BT Thompson.

Bob Opens the meeting for General membership Comments:

Karen MacLean 48 Lakeside Drive – there is a black Jeep on the former property 22 Decker Pond road that has been combined with a property on Birch. The vehicle has no license plates. Comment is made about vehicle on property at 17 Glenwood (corner of Martin).

Kay Mayerhofer 80 Lakeside Drive – Reports that the town representative was visiting the property at 84 Lakeside (Unimproved Property with tarp covered foundation) and identified mosquito larvae. She was told that the town has treated the site and fined/charged the homeowner. She wanted to know if the Lake could force the owners to do something with the property. As the town is managing this issue there is nothing further the lake can do.

Bernadette Olsen (President LOL) – There is a schedule in the back of the room for anyone that can sign up to work at regatta. Also voting for Miss/Mr Lake Walkkill

At 11:18 Bob asks for a motion to adjourn. Mike motions to adjourn, Peggy seconds. Meeting is adjourned.

Next meeting is September 2nd at 10 AM at the Clubhouse.