

**LAKE WALKILL COMMUNITY, INC.**

Management Committee Meeting

**August 31, 2019**

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

**MINUTES OF MEETING**

Meeting called to order at 10:05 am by B. Smith. J. Costello led the pledge.

Bob Smith asked for questions/comments on July 27th meeting minutes. There were no questions/comments. J. Nilsen motions to approve D. Ward seconds. Minutes pass.

**Treasurer Report:** Paul Foucaud

**Balance Sheet :**

7/31/19 balance	\$435,000
Liabilities and committee funds totaling	\$43,600
Community fund balance	\$386,000

**Income:**

Our 2018 budget plans for 290 dues paying members. Through August 27th, we have 288 members that have paid or have signed a payment plan. We have 35 members with membership privileges suspended that have been referred to Dolan & Dolan for collections.

The outstanding dues balance is \$495,975.  
35 pay plans with o/s balance 30k  
D&D Pay plans 9  
Pay Plan 14

Kelly Law reimbursement submitted for 2108. Funds should be received in 4Q.

**Expenses:**

Through August bldg. and grounds over budget \$8k for lawnmower, taking out of Contingency fund in accordance with Board vote earlier this year.

Favorable Variances year to date: payroll taxes, Mangers Helper, B&S and Legal

Unfavorable Variances year to date: Real Estate taxes increased \$1K, Truck payment and registration

Overall projected to be \$9K favorable

Lake treatments spending at a higher level

Roads & Bridges – no oil & chip with rainy spring & summer

Dock @ 106 Lakeside Dr – After completing dock inventory around the lake - propose new length is 17ft widest 31ft going forward

- Some have more than 1 dock, some have rafts
- Max coverage 341 sq. ft. Set as new standard
- Dock committee going forward will use this criteria. Hit reset and grandfather all current docks
- Any questions or comments from MC:

Dottie Ward – Why make largest the standard?

Looking to correct inconsistencies from when standards started. If someone installs without following procedures, enforcement action as violation of policies and procedures.

Nathalie Brill – Propose changing max width to 17ft.

Need to have some reason to set new standard. Cannot be arbitrary.

What is objection if all were 10x30?

Bob Smith asks for motion to adopt standards for dock installation: M. Curry motions, P. Merck seconds 10/17 vote yes, motion carries.

**New Business:**

J. Matthews – on 8/18 Ladies of the Lake voted to fund management up to \$10K for the AC units for the Club.

Upgrade electric in club ~\$9K. Move main panels out of store into closet, Sub panel for store only. Sub panel for club room.

3 mini splits. Like to start in fall after Halloween party. Project have \$ in current budget without using contingency funds. Can be open to general membership going forward all year long.

B. Smith asks for a motion to re-purpose funds for this work. P. Merck motions, K. Summa seconds, motion carries.

**Board Roundtable:**

**Rosemary Den Bleyker** – trap in front of Ferrone's is sticking up in the road, Shawn to look at it.

**Tim Olsen** – Re-quoting insurance at 2020 renewal. Require insurance rider for Halloween Party.

**BT Thompson** – Cancer walk at beach. Closing BBQ at 6pm at the club.

**Bob Smith:** Operations work planned for balance of year:

Attempting to locate office septic and have it pumped

Garbage dumpster is finished add signage and video surveillance

Salt & Sand containment – protect from weather

Completed assessment of public docks. Some are in need of attention /replacement

Prep for clubhouse HVAC & electric work

Look @ putting slop sink in Porch closet

Explore storage solutions – under stage. Re-fit garage by office, shed behind office and Trophy cases.

Erosion @ fire lane 5 which is compromising trees. Received permission form C Grieco to access.

**Denise DeSimon** – swim lanes to be removed tomorrow. 2 weeks without lifeguards. National shortage this year.

**Nathalie Brill** – Member in district asked about use of club after season ends. Put lock box on Club door

**Kerri Thompson** – thank you for providing remaining pennants for club walls!

**Peggy Merck** – Ladies of Lake bike rack for beach area or club. Is it okay and where do you want to put it? 5 bikes @ \$245. At club and beach

We had 6-7 rentals this year and chairs are many different colors Can we use income from rentals to replace? Price for Nov budget meeting

109 Summit – garbage left out, bears. County Board of Health advised not their issue. Will send letter to owner, take pictures for letter.

**Jeanne Nilsen** – 2020 is even district voting. District 10 is vacant (9 also)

### **General Membership Comments:**

Fran O'Leary – 64 Lakeside Dr – Can get minutes posted that have been approved? Will get them on the website

Terry Matthews – 10 Wallkill Dr – How many bikes are at the beach on average? 5-6

Jackie Matthews – 10 Wallkill Dr - The issue is the bikes are left in the Sun house and people cannot get in.

12 Grandview Rd. – Thank you for the use of the beach for our congregation's baptism and Clubhouse rental.

At 11:15 Bob asked for a motion to adjourn. Mike Curry motions, Lynn LaCarruba seconds. Meeting is adjourned.

There were 17 MC members in attendance.