

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting

September 1, 2018

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	E	Bob Smith	President	*	#1 Rosemary DenBleyker	*
Phil Capobianco	*	Carmel Grieco	VP Community Relations	*	#2 Dottie Ward	*
Terry Matthews Sr	*	Tim Olsen	VP Insurance /Safety	*	#3 Kerri Summa	*
Jeanne Nilsen	*	Bob MacLean	VP Lake Management	*	#4 Kerri Thompson	*
BT Thompson	*	Denise DeSimon	VP		#5 Jeanette Becz	
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	*
		Jennifer Costello	Secretary	E	#7 Nathalie Brill	*
		Peggy Merck	VP	E	#8 Alexis Phalon	E
		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 10:03 am by B. Smith. S. Byrne led the pledge.

Bob Smith asked for questions/comments on July 28th meeting minutes. There were no questions/comments. D. Ward motions to approve T. Matthews seconds. Minutes pass.

Treasurer Report: Paul Foucaud

Balance Sheet :

7/31/18 balance	\$339,883.52
Liabilities and committee funds totaling	\$39,567.72
Community fund balance	\$300,315.80

Income:

Our 2018 budget plans for 285 dues paying members. Through August 31st, we have 280 members that have paid or have signed a payment plan. We have 40 members with membership privileges suspended that have been referred to Dolan & Dolan for collections.

The outstanding dues balance is \$546,962.28 including:

40 MPS	(suspended)	\$ 501,842.84
1 Late/Unpaid payer		\$ 0.09
11 Unimproved Lots		\$ 3717.50
Paid/Pay Plans		\$ 31,681.74

Expenses:

Through the July Report we have three accounts that have exceeded the Budget Plan: Dolan and Dolan Legal Expenses– Due to carryover spending from the Visconti Lawsuit/Appeal and expenses related to the new by-laws. We anticipate additional Legal Expenses this year for the filing and indexing of the new by-laws.

Postage and Office supplies as a result of mailings for the new By-Laws and the new election process.

Roads and Bridges was overspent by approximately 15 percent, this was due to additional asphalt work that was needed over what was in the budget.

Commentary - \$10,000 was moved from Ladies of the Lake back into Building and Grounds as the Ladies donated the funding for refurbishing the Office bathrooms.

Kelly Law paperwork for 2017 was submitted to Vernon for reimbursement. The amount that was submitted to Vernon was \$28,697.33

Board Roundtable:

President's Report: Bob Smith

Fence applications

First fence application – submitted by Liz Russo and Dillon John (19 Mountainside Dr.). Fence to be erected to contain their dogs. Application is consistent with the guidelines. L. LaCarrubba made the motion to approve; N. Brill seconds. Application approved.

Second fence application – submitted by Lake Walkkill. 6ft fence to surround the garbage to keep the bears out. I was questioned if it will help keep people from leaving their personal garbage there as well. Once new security system installed, it will be possible to see who may be violating. D. DeSimon made the motion to approve. R. DenBleyker seconds. Application approved.

Halloween Party

Ladies of the Lake submitted an application for an Adult Halloween Party to take place the night of October 6th. It was explained that the lake will get a rider on the insurance for the alcohol. K. Thompson made motion to approve. C. Greco seconds. Application approved.

Kelly Law

An update was provided on the Kelly Law. The current administration is questioning the difficulty factor in plowing the private communities. This would affect the amount the lake is reimbursed by the town. Bob Smith is in the process of meeting with other private communities in the town to decide the best course of action to fight this.

Lake Truck

A new truck was purchased in July which is consistent with the established process of purchasing with the 5 year loan. A new sander was also purchased. The existing plow will be hooked up to the new truck.

AEDs

Six community members trained and given keys to the boxes. The AEDs were purchased through a program through Newton Hospital which gave a 50% discount. The Ladies of the Lake donated the money to purchase the AEDs/

Communication is being developed to figure out to contact those who were trained. As a part of this plan, it will be decided how to possibly incorporate others in the community who might also be certified.

New Security System

A new security system is being installed. N. Summa is leading this project. The Golf Committee donated the money for the new system.

Lake Lowering

The lake lowering was approved to begin September 15th.

Members can begin maintenance on their water front properties. Shoreline cannot be changed. If members are adding a new dock or changing the size of the dock, approval needed. These requests can be submitted to Violet. A small committee has been designated to review these requests.

Election Committee

Terry Matthews resigned as chair of the election committee. Mike Curry asked Jeanne Nielsen would take this position. She accepted.

Lake Report

Bob Smith delivered the report for Bob MacLean who was not attendance.

In response to the question from the previous meeting regarding what the lake was tested for, Bob MacLean reported the following: Oxygen levels, temperature, PH levels, water hardness and clarity.

In regard to the question regarding aerators. It was the opinion of the expert that they are not needed as the oxygen level was good and actually the addition of a large aerator would do more harm than good.

Feeder fish (Flat head minnows) will be added to the lake in the fall.

Testing for the lake well (Summer Water System) back and everything is within the acceptable limits. Results posted on Bulletin boards.

Security: Lynn LaCarruba

No issues. Comet is here as normal and will be there through Labor Day weekend. Comet will be back for Columbus Day weekend.

Rosemary Denbleyker – No comments

Dottie Ward– No comments

Jennette Becz – No comments

Kerri Thompson – No comments

Kerri Summa – No comments

Larry McGannon – No comments

Nathalie Brill -

A member inquired about possibly adding an ATM at the clubhouse or in the office. – The Management Committee does not envision adding an ATM due to cost and that it would only be used 2 months of the year (Summer Season).

Question was asked on the status of geese. It was communicated that the EPA sent a letter with questions on our depredation permit but in reviewing and based on their questions it looks as if our application was confused with another applicant.

It was asked to clarify on whose responsibility it is to clean the beach. It is the lifeguards' responsibility to rake the beach and notify Shawn of any goose dropping, glass etc that need to be cleaned up.

BT Thompson

Alerted the members to a 10-year program with the USDA for forest management. Once needed he would request a committee to work with him.

Announced the end of season BBQ to be held at the clubhouse 6pm that night. Volunteers are always welcome.

Carmel Greco

Districts 9 and 10 are vacant.

Thank you to Gloria Bolino for another great summer at the clubhouse.

Phil Capobianco

Congratulate Terry Matthews on the work done on the election committee.

General Membership Comments:

Drew – 40 Lakeside Dr– Asked when the lake will start to be re-filled. He was told November 15th

At 10:57 Bob asked for a motion to adjourn. Carmel Grieco motions, Lynn LaCarruba seconds. Meeting is adjourned.