

# LAKE WALLKILL COMMUNITY, INC

## Management Committee Meeting

Sept.3, 2011

### TRUSTEE

Mike Curry \*  
Phil Capobianco \*  
Rich Koop \*  
Terry Msatthews Sr \*  
Lorraine Zagorski \*

### OFFICERS

Bob Smith President \*  
Carmel Grieco VP Com Relations \*  
VP Insurance/Safety  
Bob MacLean VP Lake Management  
Jeannie Nilsen VP Public Relations \*  
Lynne LaCarrubba VP Security \*  
Eleanor McLean Secretary \*  
Terence Phalon VP Operations \*  
\* Glen Grieco Treasurer \*

### DISTRICT REPS

#1 Norah Hill \*  
#2 Terry Matthews  
#3 Ellen Franj \*  
# \*Barbara Wilkens \*  
#5 Pat McGannon \*  
#6 Frances O'Leary \*  
\*#7 Vicky Simith \*  
  
#8 Alexis Phalon  
#9 Peggy Merck \*  
#10 Richard Bohnsack \*

\*--in attendance

Manager --Brendan Jaeger \*

## MINUTES of MEETING

The Lake Wallkill Board Meeting in the Clubhouse was opened at 11:05AM by newly elected President, Bob Smith

The Pledge of Allegiance followed.

Jeanne Nilsen stood and introduced herself as the chairperson of the Management Board Nominating Committee and made the following announcements:

For those members that attended our July 28<sup>th</sup> meeting, you heard Joe DeSimon resign from his position as Chairman of the Board of Trustees for Lake Wallkill. This marked more than 30 years of dedicated service to our community. Thank You Joe.

In accordance with our by-laws and, announced at the meeting, nominations to replace Joe's Trustee position were requested. Three nominations were received. The nominating committee consisting of Jeanne Nilsen, Jack Phalon, Rosemary DenBleyker, Karen MacLean, Jennette Becz and Lois Capobianco met to consider the nominations and review the resume's of the candidates. On August 11<sup>th</sup> the Management Board met in Executive session to consider the recommendation of the nominating committee. A vote was taken on the nominating committee's recommendation and Mike Curry was elected to take the Trustee role replacing Joe DeSimon effective midnight August 11<sup>th</sup>.

Prior to officially becoming a trustee, Mike appointed Bob Smith to serve as acting president until a permanent replacement could be selected in accordance with the by-laws.

Nominations for President we solicited, there was one nomination received. This morning the Board convened an Executive session to consider the recommendation of the Nominating Committee. A vote was taken on the nominating committee's recommendation and Bob Smith was elected to take over as President of Lake Wallkill.

Jeanne introduced Phil Capobianco... Vice Chairman of the Board of Trustees. Phil reported:

In accordance with our by-laws, as vice chairman of the trustees, I convened a meeting of the board of trustees for the purpose of electing a new chairman. There were two nominees. A vote of the trustees was taken. Mike Curry was elected as the new Chairman of the Board of Trustees.

Phil turned the meeting over to the newly elected president, Bob Smith.

Bob Smith expressed a grateful THANK YOU to all who were so cooperative this past week in the trying times after the devastation of Tropical Storm Irene.

We are forever grateful to Richie Cosh for his quick response to the immediate problems facing the Community.

With the loss of a section of the Glen Road we needed an Emergency Exit---he opened up Babtown Road Exit at the top of the mountain on Sunday so that we could leave, if necessary, and arrive at the Route 565 entrance by Toye Lake. Emergency Vehicles could likewise enter by this route.

Then he took on the challenge of restoring the washed out sections of the Glen Road. With the efforts of his crew we had the Glen road opened for the Community after 3 days. The garbage truck must wait till Sept. 6 since the road is still settling.

Approval of the Minutes for the July 30, 2011 Meeting:

Phil asked for a rewording of a sentence in the minutes of July 30, 2011 before a motion for approval.—

The sentence should read: The deferred maintenance of the roads was due to the fact that the Board-----*was faced primarily with significant Lake Membership Dues payment deficiencies.*

A motion was made by Fran O'Leary to accept the minutes with the reworded sentence. The motion was seconded by Barbara Wilkens. The motion passed.

Glenn reported that the billing received by the Community from Richie Cosh was a tribute to his concern and generosity for our Community. He opened our entrance on Babtown Road and repaired the Glen road for a cost of \$19,700.

We are receiving a payment of \$17,000 from the Township, instead of the requested \$28,000., for Kelly Law reimbursement. There will be further discussions with the Township because we have not received the total cost of our expense for the plowing for 2009.

We are also owed \$49,514 for 2010 Kelly Law expenses.

There will be further road expense for immediate road repair on Union Road and two culverts on Lakeside Drive---because of damage due to Tropical Storm Irene. As well as a number of other roads that need immediate attention to repair dangerous conditions.

In reference to Irene, Bob explained that FEMA has been assessing damage to the Community and all of Sussex County. If Sussex County is declared eligible as a disaster area we will make an application with FEMA for the expenses incurred to repair our Glen road, the loss of our sand into the waters of the lake and the removal of silt in our lake.

Terence Phalon reported that Brendan will be assessing damage to all of our roads next week. He will also determine if trees need to be pruned to prevent problems in future storms.

We had planned to lower the lake to repair the dam, as required by our Insurance Co. However, with all of the other immediate work required we will ask to defer maintenance until next year.—the repairs were considered long term repairs, not emergency repairs.

However, we will lower the lake because we must remove the storm debris in the lake and to allow for lakeside homeowners to make repairs to docks and walls.

Also, on the side of caution, we have closed the lake to swimming

Bob Smith, reporting for Bob MacLean, said that Aquatic Analysts have determined that there is a lot of partially floating debris in our lake which does pose a threat to swimmers.

Jeanne, as Chair of the Nominating Committee, asked for resumes for the position as an Officer on the Lake Management Committee for the opening created when Bob Smith moved to President. After the nominated person is chosen by the Management Committee, the President then determines who is assigned to each Officer position on the Committee. In accordance with the by-laws, this vacancy should come from the ranks of District Representatives. Their resumes are due by Monday, Sept.12, 2011.

Because Barbara Wilkens is moving there will be a vacancy for District Rep 4. Any interested member in good standing in District 4 may apply. The resume for District 4 and all even numbered District candidates should be submitted by Labor Day. Carmel thanked Barbara for her work as a dedicated District Rep.

Lynne reported that this is the last weekend for Security at the Guard Shack on weekends. They will return for patrol on Columbus Day Weekend.

She also reported that the lighting at night in front of the Office and at the Boardwalk and Parking Lot areas should be considered for improvement in the future.

Mike reported that the Trustees have scheduled meetings to discuss policy and make reports to the Management Committee.

Phil reported that the Finance Committee has sent to Bob Smith a memo about the Fee Structure for 2012 and the need for a concerted effort to reduce delinquent monies that are owed to the Community by members.

There is also a need to remind the Realtors that we are a dues paying Community.

We have Financial Plans available for members to suit the individual needs of those facing financial problems. At the present time there are 61 Families whose membership has been suspended because of nonpayment of dues.

There was a discussion about the possibility of changing the wording of Membership Dues to Maintenance Fees. The Committee will approach the Trustees about this consideration.

Phil reported that the By-Laws Committee has reviewed and finalized recommendations –from the Community and the members of the Committee

There will be some more discussion and it is the hope of the Committee to provide By-Laws that are simple, legible and acceptable to our Homeowners Association.

Regarding the Consent Decree:-----The board agreed to take under consideration the need for a policy or change in policy for the following areas:

Review the need for a policy on contracts

Determine if a committee is required to review by-laws

Determine if there is a need for a policy on employee issues

The consent decree required an initial update on these topics at the September Board meeting.

Bob Smith reported that the existing By-Laws committee has taken up the questions posed regarding contracts and the need for by-law changes. The question on employee issues has been referred to the Board of Trustees for their consideration of a possible policy change or creation.

It was suggested that we ask for Volunteers to help in the Community as we recover from Irene.

Vicky reported that she is waiting for estimates for labels to ID Garbage Cans for pickup---only members in good standing are eligible for pickup.

Ellen would like to know what constitutes membership in our Community. She is aware of a family that was given badges this season and questions if they are eligible. The homeowner is not present and resides out of state. There is no family connection of those in the residence and the absent homeowner. A prior relationship with the owner has been discontinued but the family that is not related to the owner of record remains in the residence on a year round basis. Would they be considered renters and ,therefore, not eligible to receive badges?  
Bob Smith said he will continue to investigate.

Lorraine said that the speeding of cars on Community roads is out of control.  
Rich Bohnsack agreed and asked about the feasibility of more speed bumps.  
Rich also suggested that if a gate replaces the opening at Babtown Road there will also be a need for boulders on either side to secure the entrance

Pat asked about the schedule for drain cleaning because it seems that some become clogged and that leads to road erosion from the undrained water running in the area.  
The response was that drains are cleaned several times a year.

Mike Curry will get costs for a generator for the Community Store/ Clubhouse. However, Brendan indicated that a portable generator might not be feasible because someone has to be available to start it in the event of a power outage.  
A generator would power the freezer and refrigerator in the Clubhouse and provide lighting.  
Toilet facilities work until the water in the Community well system is depleted by use.

Carmel expressed her thanks to those who supported the Community Store. She would take it again next year if there is a generator for the Clubhouse.

Norah, District 1 Rep , presented letters from 3 members of her district---all on Hillside Terrace. The residents on Hillside are supposed to have parking available for them in the Community parking lot on Regatta. This was not the case this past Regatta.  
Also, except for Regatta, road closures in front of the office SHOULD NOT completely restrict the accessibility to their homes. A request was made to ALWAYS provide one lane of exit from the road to the parking lot area and beyond for the residents.  
At times residents on Hillside park their vehicles on the road and interfere with the flow of traffic on the road.  
There is also a vacant lot on Hillside Terrace which is being used by residents across the street to park cars etc. The owner has not given them permission. The owner has notified Norah ,as District Rep, and the Police about this infraction and the situation remains the same. The offending family is not cooperating.

Fran reported that her collection of cans for redemption for funds for the Community had washed into the lake. She is in the process of retrieving them. There were about \$200 in returns.  
She has also been at Court appearances where we are pursuing court action against a member for defiant trespass and theft of services.

### **The Business Meeting closed and members present were asked for their comments**

Jim Smith reminded us that the signs at the Entrance to our Community have been approved --- as is-- by attorneys and should not be altered or have additional information added.

There were comments expressing frustration about the lack of power for 5 days. However, the

members were reminded that this was an unprecedented emergency caused by the effects of Tropical Storm Irene.

A member wondered why there are two Power Companies servicing the area.

The majority have service from JCPand L but Sussex Rural Electric services some residences Chris Wolverton, Birch Road, .will speak to Bob Smith about Sussex Rural Electric Company.

A request was made to put some sort of markers or cones on the roads where there is damage at this time to guide the cars safely past the problem areas.

The members did appreciate the effort by the Management Committee members to provide the emergency exit and to make arrangements for the timely repair of the Glen.

There was a reminder by a member of the Community to make sure that we properly direct the water/streams within the Community to prevent road erosion in the future.

Vernon Township is aware of the mosquito problem and has announced that they will be spraying in the Community.

A request was made to maintain the second access road---Babtown. We expect to place a gate at the Babtown entrance to make it more functional and timely to open in the event of an emergency.

A member was not aware of the Financial Committee and the Payment Plans that are available through the Committee, and he will speak to Phil, Chair of this Committee after the meeting.

A motion was made by Mike and seconded by Barbara to close the meeting. The motion was approved.

The meeting closed at 12:40 PM

Eleanor McLean  
Secretary