

**LAKE WALKILL COMMUNITY, INC.**

Management Committee Meeting

**September 3, 2016**

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

**MINUTES OF MEETING**

Meeting called to order at 10:05 by B. Smith. J. Costello led the group in the Pledge of Allegiance.

Bob Smith asked for any questions or comments on the minutes from the July 30<sup>th</sup> meeting. Bob asked for a motion to accept these minutes. Rosemary makes a motion, Eleanor seconds, motion carries.

**Treasurers Report:**

Bill Thompson, Treasurer reported: As of 7/31/16 – fund balance of \$231,529 less liabilities of \$36,517 equals Community funds available of \$195,012.

2016 **income** target was \$393,000 currently at 87% of budgeted amount.

Budget based on 280 dues paying members. Currently have 260 members in good standing, 54 MPS.

Budget – overage in Legal fees previously explained (**due to lawsuit/defense**). Bank fees issue resolved (bounced check from a member). Minimal office expense. New line item on budget for on-line applications.

Kelly Law = P/O for 33K signed. Money for 2015 due in Sept/Oct.

Bob Smith – Dues collection and how we currently handle collections. Today: Dues set at Nov

budget meeting, Bills are sent in Jan with Presidents letter and are due March 1<sup>st</sup>. Grace period until April 1<sup>st</sup>, late charges commence after April 1<sup>st</sup>. Today MPS starts July 1<sup>st</sup>. New proposal is for MPS to start on May 1<sup>st</sup> for any member not paid or currently enrolled in a payment plan. 30-40 properties paid this year in the July timeframe. 10-12 did not pay at all. Collection referral send August 1<sup>st</sup>. New plan: Jan letter to include info on March 1<sup>st</sup> deadline. Letter will go to any member not paid in April or enrolled in a payment plan communication the suspension on membership privileges. No garbage pickup and for those on the lake system, no water will be turned on. In June, **we will forward to collection and fees will be up to 30% of outstanding balance** and all communication will be through Dolan & Doan. Schedule of fees to be reviewed at November budget meeting. Bob asked for any questions or comments from the Management Committee. **As there were no comments/questions we will use this procedure beginning with the 2017 dues billing cycle.**

BT Thompson: Members that fall behind and in collections should not be entitled to a pay plan. Bob Smith commented that we are currently at the statutory limit on what we can charge for late fees. Need to distinguish between those members who have fallen on hard times and those “working” the system. Pay plan doc was written by D&D. Will need to be reviewed before changes are made. Bob asked the Management Committee to please review the schedule of fees from Highland Lakes ahead of the budget meeting. COLA collecting information from all other lakes regarding fees. Something to take into consideration.

#### **Fence Guidelines: Bob Smith**

Management committee given copy of Fence Survey as well as resolution and application. There is language in the Rules & Regulations requiring members to submit plans and get approval from the Management Committee prior to installing a fence. Prospective buyer on Mountainside wanted to know guidelines before purchasing regarding a front yard fence. Bob asked for any questions or comments:

Alexis Phalon – resolution proposes grandfathering all fences that are currently completed.

Dottie Ward – Did we have years ago that stockade types were no good? The resolution states 50% open coverage **is preferred**.

B.T Thompson - Are there town guidelines? Easement on property lines> There is no set back and the town does not require a permit to install a fence.

B. Smith added that resolution and application will be updated to include that the installation of the approved fence should be installed within a 12 month time frame, Resolution will grandfather and set guidelines for existing fences. Once adapted, will notify members that going forward any fences should be approved by the Management Committee process.

#### **MEMBER COMMENTS regarding Fence Guidelines:**

Terry Spurlock 20 Lakeside Drive – Would it be okay to specify that natural materials be used rather than chin link? B. Smith stated that yes it is included in the guidelines **that a natural hedge or plantings is preferred**.

Terry Keeley 1 Walkkill Drive – Questioned timeframe on construction. Why do you have to go through the approval process what is the purpose of a timeframe? B. Smith answered that the timeframe avoids the issue we just had with a fence that had been approved years ago. IT is prudent not to leave it open ended.

Michelle Boyle 9 Grandview Rd – Can the fence be installed without a survey being completed? B. Smith answered that it was observed when the fence survey was completed, most properties have some marking indication the property lines.

Tony Tenison 5 Brook Lane –Inquired about status of his fence application. B. Smith advised we would address after this discussion.

B. Smith asked for a motion on the resolution and guidelines. Peggy Merck motions, Dottie Ward seconds, all in favor, motion carries.

B. Smith asked for a review fence **application** for 5 Brook Lane. Intending to install a 4 ft. picket fence across property to the brook. There will be an open arbor and trellis. B. Smith asked for a motion to approve T. Matthews motions, R. DenBleyker seconds, motion passes.

**Nominating Committee:** Terry Matthews

Submitting Terrence Brill to be approved for open position of Vice President. T. Matthews motions, C. Greico seconds all in favor, motion carries, Terrence is asked to join the Committee on the stage.

B. Smith advised that the vacancy is for VP of Community Relations. He will take the opportunity to re-work couple of job descriptions. Terrence will be responsible for the lifeguards and sports director and ensure all programs are running correctly.

**Board Roundtable:**

Eleanor McClean – Regarding Sports Club. She is all for it but feel that it is losing its luster. At the budget meeting we approve the salary and timeframe for the program. Think we need to define when and how long. Will table discussion until the November budget meeting.

Rental fees – have not seen any in the budget. To be discussed at November meeting.

Tim Olsen – Pat Fay won the 50/50 at the outing and donated it to the Sports Club.

Carmel Greico - Ladies of the Lake want to gift a gazebo in the parking lot by the doggie pond. Jan Jaeger advise that it would cost roughly \$2,000 and will be similar in design to the entrance signs.

B. Smith asked to come back with a proposal so it can be reviews by the Management Committee.

**District Reps:**

Kerri Summa – Member of district asked about the completion of the benches and the installation of the plaques. They are currently on order with a 6-8 week timeframe. Temporary signs will be installed next week.

**General Membership Comments:**

Gloria Bolino – 2 Cedar Lane – Sports Club attendance was much less than last year in the store. There were only 3 children at the Olympics and seemed that the age difference was off balance.

Ellen Frank – 37 Cedar Lane – Thanks to Gloria for running the store so well. Thinks there should be more communication to members regarding the activities that are slowed or done leading up to Labor Day.

Michelle Boyle – 9 Grandview Rd – Asked member if you are on the beach actively, perhaps if you see one of the children we can guide them. Also could we have an outside person to do a Yoga class? Have had this asked in the past, no.

Janet Smith – 30 Lakeside Dr – Thinks the guard shack renovations look great. Can we landscape to camouflage the electric boxes? Will look at it and perhaps can do a natural barrier.

Fran O'Leary = 64 Lakeside Dr – Asked what current arrears total is and how much is in lien. Also why were the minutes not posted? Bob Smith advised that the July meeting minutes were approved today at this meeting and would be posted now that they are approved. Current arrears is \$584,456.00

At 11:16 Bob asks for a motion to adjourn.

Kerri Summa motions, Kerri Thompson seconds. Meeting is adjourned.