

LAKE WALLKILL MANAGEMENT COMMITTEE  
MEETING: 09/25/11

In Attendance:

Norah Hill  
Pat McGannon  
Rick Bohnsack  
Bob MacLean  
Lorraine Zagorski  
Bob Smith  
Fran O'Leary  
Terry Matthews Sr  
Terence Matthews Jr  
Lynne LaCarrubba  
Carmel Greico  
Mike Curry  
Glenn Greico  
Jeanne Nilsen  
Phil Capobianco  
Alexis Phalon  
Ellen Frank

The meeting was called to order by President Bob Smith at 12:00 at the Clubhouse.

The minutes of the meeting on September 3 were presented for acceptance.

Motion to accept the September 3<sup>rd</sup> minutes was made by Terry Matthews, Sr.  
Seconded by Glenn Greico  
Motion passed

Bob Smith made a presentation regarding the damage to our roads caused by Hurricane Irene and Tropical Storm Lee. Between the 2 storms, Lake Wallkill had nearly 15" of rainfall. The glen was closed and a culvert collapsed. While most of our roads were affected, we are in the process of assessing and repairing them. Current completed work plus estimates to complete necessary repairs totals more than \$110,000. These extraordinary costs have depleted the emergency fund and put pressure on future budgets. We currently project a short fall of \$86,662 and should consider an assessment. Bob Smith has been looking into the Kelly Law, hoping to get some financial assistance from Vernon because of our road obstructions. We are also looking into whether we meet conditions to obtain aid from FEMA. Either of these reimbursement options is likely to take significant time to realize any funds.

We have sent letters to all home owners who are not currently paying dues asking them to donate money towards road repair and/or to rejoin our community. We have had one reply.

Regarding an assessment – we believe that this is more appropriate than increasing dues because of the one-time nature of these events. We still need to run our operations through the remainder of 2011 and into 2012 before revenue from dues are received in March of 2012. The assessment would be sent out explaining that there are several ways to pay – there will be an installment plan or you could meet with the Finance Committee. The assessment money is critical to replenishing the emergency fund so we are prepared for any unexpected expenses.

A motion was made to ratify work on the roads which has been done to date including the application of the \$50,000 allocated to roads on 7/29/2011:

Motion made by Fran O'Leary  
Seconded by Phil Capobianco  
Motion passed

A motion was made to continue using emergency funds to complete storm repairs consistent with the estimates included in the presentation plus funds that will be required for beach sand replenishment and the replacing of the Cat Pond sluiceway:

Motion made by Mike Curry  
Motion seconded by Terry Matthews, Sr.  
Motion passed

Phil Capobianco wanted to make sure that all invoices were kept and organized for a Kelly Law submission for road obstruction.

Fran O'Leary wanted to reach out to COLA to see what other lakes were doing. Bob Smith agreed to Fran obtaining information from COLA.

Removable speed bumps were discussed as they are cheaper, however, they present challenges for snow plowing and maintenance. We will continue to look at options for speed calming measures on lake roads.

Nora Hill spoke about the rutting at the bottom of the glen but was assured that that would be addressed prior to the application of Oil & Chip.

A motion was made to approve an assessment:

Motion made by Mike Curry  
Seconded by Nora Hill  
Motion passed

The timing and the amount of the assessment were discussed. A motion was made that an assessment of \$300/property with payment options of \$300 by 11/15/11, OR two payments of \$150 11/15/2011 & 1/15/2012 OR an option to request alternative payment plan for members with a financial hardship:

Motion made by Mike Curry  
Seconded by Terry Matthews, Jr.  
Motion passed

Fran O'Leary provided \$100 to the lake general funds from collecting cans.

Meeting opened to the general public.

Q: K. Gregory asked if the assessment is a onetime deal.

A: Yes, onetime \$300 Assessment.

Q: Also wanted to know about those who do not pay dues.

A: The assessment letter would be sent to everyone on the lake.

Q: K. Freeman stated that she did not know about any payment plan and the house she bought owed two years of back dues.

A: There is a letter sent every year to non-dues paying members which explains that they may meet with the Finance Committee to set up a payment plan for back dues.

Q: M Cooper commented on Realtors not being aware that dues are required.

A: Over the years communication campaigns to realtors, attorneys and the like have been made.

Q: M Cloke commented that in her extensive experience as a realtor this has been know and the communication letter from Lake Wallkill is posted on the office wall.

A motion was made to adjourn the meeting:

Motion made by Mike Curry  
Seconded by Bob MacLean  
Motion passed

Meeting adjourned at 1:00 PM.

Jeanne Nilsen, Acting Secretary