

**LAKE WALKILL COMMUNITY, INC.**

Meeting  
Management Committee

**November 17<sup>th</sup>, 2019**

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Rosemary DenBleyker	E
Carmel Grieco	*	Peggy Merck	VP Community Relations	*	#2 Dottie Ward	E
Terry Matthews Sr	E	Tim Olsen	VP Insurance /Safety	E	#3 Kerri Summa	*
Jeanne Nilsen	*	Bob MacLean	VP Lake Management	*	#4 Kerri Thompson	*
BT Thompson	*	Denise DeSimon	VP Lifeguards & Recreation	*	#5 Jeanette Becz	*
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	*
		Jennifer Costello	Secretary	E	#7 Nathalie Brill	E
		Liz Russo-John	VP, History & Social Media	E	#8 Alexis Phalon	E
		Paul Foucaud	Treasurer	*	#9 Lori Honart	*
					#10 Vacant	
			Manager Shawn Reardon	*		

\* = in attendance    E=excused    U=unexcused

**MINUTES OF MEETING**

**Open Membership Meeting: called to order at 10:30 AM**

District 9 representative: motion to nominate Lori Honart (6 Decker Pond Rd)

- 1<sup>st</sup>: Jeannie
- 2<sup>nd</sup>: Kerri S.

August 31<sup>st</sup> Meeting Minutes: motion to approve

- 1<sup>st</sup>: Lynne
- 2<sup>nd</sup>: Jeannette

Treasurer's Report: review of October

- Fraudulent check: still pending \$23,578 to be returned from bank that cashed the check
  - Have until 12/31/19 to resolve
- Unexpected cost: water issue
- Dues: 284 paid or signed payment plans by end of October

- \$554,596 outstanding fees from unpaid dues
- 3-4 suspended members
  - 1 sent check to Dolan/Dolan but not received; refuses to send new check
- Expect 295 dues paid by end of year

Budget review:

- Recommendations to correct/update the water system: \$20,000
- Capital improvements: reduced
- Clubhouse roof: defer cost (\$14,000 – 15,000) to another year (possibly 2021)
- Dues:
  - \$20,700 back dues- diminishing collections due to fewer delinquent properties
    - \$40,000 budgeted through September
  - Dam Assessment: repairs planned for 2021 – 2020 Assessment \$320, \$220 to be funded from collections, \$100 assessed to members in dues bill
  - Dues increase: \$50 from 2019
  - Total Dues Bill \$1,300 for 2020 (\$1,200 Dues, \$100 Dam Assessment)
- Dam Repair Cost: target \$300,000
  - Will get bids
  - Engineering Cost: \$46,000
- Purchase of new chairs: proposed (not in budget, make decision in 2020)
  - \$20 per chair x 100 for a total of \$2,000
- Motion to approve budget:
  - 1<sup>st</sup>: Kerri
  - 2<sup>nd</sup>: Jeannie
  - All: motion passed

Dam Repairs:

- Cost could exceed total saved
- Searching for ways to expand financing over 5 years
- Bank needs collateral, by-laws restrict using community property
- Need two-thirds vote of members to mortgage lake property
- Appeal to members: verify potential legal concerns with Dolan/Dolan
  - Avoid increase of \$340 to membership dues
  - Member investment: Gap funding for dam project
    - Increments of \$5,000
    - Borrow \$100 - \$150,000 from members at 3% interest rate for a 5-year term
    - Total cost for interest rate: \$21,600 in fees for \$100,000 loan
- Potential delay of repairs: lower lake in 2022

Legal:

- Tracking rental properties
- Long-term rentals cap of 16 contracts
  - Expect reduced to 15 as of the end of November (member selling)
- Rental contracts:
  - 9 registered
  - 7 unregistered
    - 2 expected to register

BT Thompson:

- USDA project: 36-acre parcel
  - Pending application to be resubmitted

- Tree removal to promote undergrowth and animal preservation
- Variance to cross state's property
- Government looking for private property to promote ecology and new, young growth; pick plots that will work for desired outcome
- Lake Wallkill will receive funding for lumber
- Demonstrates Lake Wallkill is a good steward of the environment
- Will not obstruct homeowner's view of forest

Mike Curry: Trustee Report

- Trustees reviewing
  - Rental program
  - Dam funding
    - Defining misc income: line items for clubhouse, rentals, etc.

Bob MacLean:

- Lake Water:
  - Renewed contract with Aquatic; same plan as last year
  - Algae concern: pellets in beach area

Operations:

- Removal of boats in fire lanes
  - Signs posted for removal by Halloween weekend
  - Remaining boats will be removed by lake management
    - Stored by garage
    - If not claimed within 12 months, boats will be discarded
- Clubhouse Improvements:
  - HVAC/Electrical to install heat and air conditioning
    - \$10,000 from the Ladies of the Lake for HVAC
    - \$10,000 for Electrical upgrades from Lake Funding

Lynne:

- Comet will be contracted again for security
  - No cost increase is expected

Jeannie:

- District 10: still missing a representative
- Even number voting for District Reps

Open Meeting: General Membership

- Fran O'Leary (64 Lakeside Drive): Suggestion that lake pay for lifeguard certification if agree to stay through Labor Day
  - Board discussing bonus options to incentivize working through Labor day, including a flat \$500 bonus or bonus of \$0.50 per hour worked for season
  - Obstacle: guards have commitments to sports and returning/going to school/college
  - Potential to go outside the lake to hire lifeguards
  - Goal is to have lifeguards through Labor Day
    - If all options are exhausted, may have to utilize the beach and towers in Exempt status as we did in 2019
      - Attempt to cover weekends through Labor Day
- Mr. Farelly (46 Lakeside Drive): requested the dumpster by garage is locked

- For operational needs only, leaving dumpster open allows non-dues paying members to deposit garbage or others to place bulk items there.
- Maryellen Farely (49 Lakeside Drive): requested to prevent landscapers from working on Sundays
  - Need to check town ordinance

Motion to adjourn meeting: 11:30 AM

- 1<sup>st</sup>: Larry
- 2<sup>nd</sup>: Mike
- All: motion passed