

**LAKE WALKILL COMMUNITY, INC.**

Management Committee Meeting

**November 20, 2016**

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

**MINUTES OF MEETING**

Meeting called to order at 11:30 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 Sept 3rd meeting. Bob asked for a motion to accept these minutes. Kerri makes a motion, Nathalie seconds, motion carries.

**Nominating Committee:** Terry Matthews  
Nothing to report.

**Finance Committee: Carmel Grieco for Phil Capobianco**  
As of November 5<sup>th</sup> there are 38 total plans. 14 paid in full, 7 owe less than \$11, 1 owes less than \$41. There are 9 current year delinquent and 7 that are long term delinquent. Names and amounts for the 17 that are delinquent will be provided to the Treasurer for information/action.

**Treasurers Report:**  
Bill Thompson, Treasurer reported:  
October Treasurer Report 48 MPS totaling \$526,232. Income is on schedule. Two overages in

expenses – Office Expense and Misc. from purchase of new Fridge for Club.  
320 Improved Property  
272 in good standing  
48 MSP – 20 Foreclosure totaling \$227,128, 6 for sale and 3 in legal appeal.  
Budget for 2017 assumes 280 dues paying members

### **2016 Review: Bob Smith**

Expense spend over budget by \$21,000 driven by overage in legal fees.  
Income exceeded budget by \$43,000. Bulk related to Visconti paying judgement totaling \$39,000.  
2016 dues were not paid. The \$38,000 will be put in reserve pending the appeal.  
Ending 2016 in a better place financially.

**Budget for 2017:** \$1,150 propose dues (remains same from 2016). Split is \$1,114.30 dues and \$35.70 for capital improvements. 280 DPM totals \$322,000 in Income.

### **Income: BT Thompson**

2017 budget based on 280 DPM @ \$1,150 totaling \$322,000. Arrears payments budgeted @ \$50,000. Misc. Income of \$12,676 made up of various fees. No proposed changes in the fee structure for 2017. There is no application of current assets in the 2017 budget. While cash is adequate, we are still in a position where we need to continue to build a larger contingency fund.

### **Expenses: BT Thompson**

Budget for 2017 is consistent with previous years. Managers help is reduced to reflect progress made in the past few years as well as less projects that will require managers help hours. Accounting budget remains the same, Payroll taxes adjusted to reflect the 12.58% required employer contributions. The current year overage was due to a faulty calculation in last year's budget preparation.

Health Insurance and Employee Salary and benefits were covered in the closed session. We expect costs to generally be in line with past years.

Insurance costs continue to rise driven by both our General Liability coverage and an increase in the D&O liability related to the lawsuit. Going to evaluate a rebidding of all our coverage with the insurance broker this year to see if we can better manage the cost of insurance, the other general ops accounts performed well in 2016 and have been adjusted in 2017 to partially offset the increase in Insurance.

Expense accounts: In administration, year to year increases in payroll taxes, Insurance and salary adjustments account for the overall increase. General operations is driven by insurance increases partially offset with improved cost control in other general ops accounts. Budget an increase of \$4,500 in the lake account for cost increases from our provider, We have made significant progress on Lake Water Quality and continuing to fund needed treatments and work will support the ongoing efforts to maintain and improve water quality, Expect increase in cost of sanitation. Our three year contract with Gaeta is up and we are discussing a new contract and possible rebidding of this work for the next 3 years. Legal costs are budgeted at \$10,000 for 2017, which is more in line with previous years, The bulk of the work on the Appeal has been completed and we anticipate a 15-18 month wait for the appeal to be heard,. There should be no costs incurred during this time.

Turn over to Bob Smith to discuss Operations line for Chris Merck.

### **Operations: Bob Smith for Chris Merck**

2017 budget includes monies totaling \$40k for re-building and re-surfacing roads which is the largest part if the budget. Work on the Clubhouse continues. Chris making new screens for the windows and plans include a new staircase, handicap ramp in the rear, refinish the floor and new picnic tables in the back. Dam Maintenance – last year budgeted \$15k for survey. Hold off until 2018. Slide pump needs to be upgraded.

Carmel Grieco asked about fixing the Clubhouse fireplace. We need to ascertain water leaks and why in bad shape. Plan to sandblast and re-point and seal. Chimney expert will be brought in to

look now and if increase is needed will factor in future budgets.

Full operations budget \$67,940 vs last year \$114,450. 2016 included money clubhouse refurbishment and dam which was not done. 2016 actual \$88,120. Deferred maintenance investments made over the years are paying off.

**Balance Sheet: Bob Smith**

Projected Y/E cash balance \$59,098. In comparison, last year total was \$54,000. 2017 projected spending total \$384,676. Contingency funds: Community fund balance \$59,098. Silt assessment escrow \$22,409. Lawsuit appeal escrow \$38,163. Total \$119,670. Still some risk with lawsuit appeal.

Any questions on the balance sheet? None.

Bob asks for a motion to pass the 2017 Budget as proposed. Nathalie Brill makes a motion, Kerri Thompson seconds, all in favor, motion passes. No opposed.

**Board Roundtable:**

**Lake:** Bob MacLean

Lake is in good shape. Aquatics will continue to treat. Treatments start in May. Stocked feeder fish last year and will do it again. Do not think we will need bass stocking. MD pellets – bacteria eats the muck. All natural. How good it works depends on content and how much bacteria. Need oxygen to do their job, Control amount of nutrients in the lake.

**Trustees:** Mike Curry

Trustee work session to discuss MPS and collections. \$30 to set up a payment plan until April 1<sup>st</sup>. After 4.1 fee is \$60. Administrative practice needs to be put in place, Bob asked for a motion to alter the fee structure to \$60 after 4/1. Mike Curry motions, Rich Koop seconds, all in favor. Motion passes.

**General Membership Comments:**

Fran O'Leary 64 Lakeside Dr – What amount is outstanding from FEMA? Bob answered that total is \$120,000 assume pay at 75% (maximum FEMA reimbursement). Received a few small payments during the year. Asked is the 50k in arrears is expected each year. Bob advised that 76,918 was received this year and \$50k is budgeted for 2017. Fran asked if the engagement letter for silt removal was hydro raking. Bob advised that the letter from the DEP stated owners were not allowed. Post Irene there was an open time to allow stone removal. Time has passed.

At 12:21 Bob asks for a motion to adjourn.

Carmel Grieco motions, Lynn LaCarrubba seconds. Meeting is adjourned.

Noted that there was a quorum at the meeting. 17 Management Committee members were present for the meeting.