

**LAKE WALKILL COMMUNITY, INC.**

Meeting  
Management Committee

**November 20, 2021**

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Jack Jerchina	*
Chris Merck	*	Peggy Merck	VP Community Relations	*	#2 Dottie Ward	E
Carmel Greico	*	Tim Olsen	VP Insurance	*	#3 Kerri Summa	*
Bill Thompson	*	Bob MacLean	VP Lake Management	E	#4 Anthony Sillechia	*
Rosemary DenBleyker	E	Denise Desimon	VP Aquatics & Sports		#5 Jeannette Becz	*
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	*
		Jennifer Costello	Secretary	E	#7 John Brill	E
		John Farrelly	VP History/Social Media	*	#8 Alexis Phalon	E
		Paul Foucaud	Treasurer	E	#9 Laurie Honarth	*
					#10 Vacant	E
		Manager, Shawn, Reardon		E		

\* = in attendance    E=excused    U=unexcused

**MINUTES OF MEETING**

11:07 AM – President calls the meeting to order  
Pledge of Allegiance  
Peggy Merck will be acting Secretary for Jennifer Costello.

15 Management Committee Members in attendance, Quorum met.

Bob called for comments/questions on the September 4<sup>th</sup> minutes. There are no comments/questions. Bob asks for a motion to approve the September 4<sup>th</sup> minutes, Denise DeSimon motions, Kerri Summa seconds. Motion approved.

Treasures Report – Paul sent the following report that was read by Bob:

Treasurer’s Report: November 20th 2021 meeting  
Balance Sheet –  
We ended September with \$584,035.17 in the bank.

Within this total are liabilities and committee funds totaling \$72,549.83

This leaves a community fund balance of \$511,485.34

Income –

Our 2021 budget plans for 298 dues paying members. Through November 18th we have 302 members that have paid or have signed a payment plan. We have 21 members-with membership privileges suspended that have been referred to Dolan & Dolan for collections.

The outstanding dues balance is \$ 553,434 including:

21 MPS (suspended)	\$ 413,804
0 Late/Unpaid payer	\$ 0
7 Unimproved Lots	\$ 5,888
44 Paid/Pay Plans	\$ 64,908

Expenses-

Equipment repair is over budget due to unanticipated tractor repairs and to the Blue truck (\$3,600 over).

Buildings and Grounds is over budget due to unanticipated tree removal (\$12,000).

Vehicle Fuel is over budget this is due to more than average snowfall earlier in the year. (\$850 over)

Commentary – All of the Dam Loan money has been received \$145,000.

Presentation of the 2022 budget. Proposed budget was sent out to Management Committee prior to meeting and posted on Lake Website for Members. Key changes for 2022 budget:

- Added dam loan servicing line. This will be the funding to repay member loans to complete dam work in 2021. The loans allow the community to spread a portion of the cost over 5 years versus assessing members for those funds in 2021.
- Roads , we surfaced about ½ of the mileage of our roads in 2021 and have planned for the other half to be done in 2022. Accordingly we have includes \$55,000 for roads and \$15,000 in capital improvements for this work. This follows 3 years where we were unable to schedule road surfacing due to weather and availability of Morris Asphalt. We plan to get back to a 3 year rotation of road surfacing in 2023.
- We expect the dam construction and dam engineering to be paid in 2021 so no expense in 2022.

Mike Curry makes a motion to accept the 2022 budget, Tony Sillechchia seconds. Budget is approved.

Review of the 2022 Fee structure. Based on review of other Lakes Fees two new fees are proposed; Account Maintenance Fee (\$250) – for all new accounts (beginning January 1, 2022) that are referred to collections we will apply an Account Maintenance Fee to any account that is referred to collections. This fee will cover the Office Manager time to research, prepare and review the file of information required to refer an account to collections.

Account status/statement fee (\$75) – The office is routinely asked to provide an account status and or statement for real estate transactions involving property in Lake Wallkill. These requests may come from buyers, realtors attorneys or other interested parties in the transaction. This fee shall be charged to the requester and paid at the time of delivery of the statement.

Jeanette Becz makes a motion to pass the resolution establishing the two new fees, Tony Sillechchia seconds, Resolution is approved. Resolution is signed by Peggy Merck, acting Secretary for this meeting.

Roundtable:

Bob updated that the lawsuit vs Vernon on the reimbursements under the Municipal Services Act is

progressing.

Dam Construction is progressing according to schedule. We expect silt removal to occur in December.

Call for comments from members in attendance.

No comments.

Lynne LaCarrubba makes a motion to adjourn, Carmel Grieco seconds, Meeting adjourned 11:29 AM