

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting

November 24, 2018

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Rosemary DenBleyker	E
BT Thompson	*	Carmel Grieco	VP Community Relations	E	#2 Dottie Ward	E
Terry Matthews Sr	*	Tim Olsen	VP Insurance /Safety	E	#3 Kerri Summa	*
Jeanne Nilsen	*	Bob MacLean	VP Lake Management	*	#4 Kerri Thompson	*
Vacant		Denise DeSimon	VP	*	#5 Jeanette Becz	*
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	E
		Jennifer Costello	Secretary	*	#7 Nathalie Brill	*
		Peggy Merck	VP	*	#8 Alexis Phalon	*
		Paul Foucaud	Treasurer	*	#9 Vacant	
					#10 Vacant	
Manager Shawn Reardon n/a						
* = in attendance E=excused U=unexcused						

MINUTES OF MEETING

Meeting called to order at 10:34 am by B. Smith. J. Costello led the pledge. Bob asked for a moment of silence in memory of members recently lost.

Bob Smith asked for questions/comments on September 1st meeting minutes. There were no questions/comments. K. Thompson motions to approve K/. Summa seconds. Minutes pass.

Treasurer Report: Paul Foucaud

Balance Sheet :

10/31/18 balance	\$276,329.58
Liabilities and committee funds totaling	\$44,244.92
Community fund balance	\$232,084.66

Income:

Our 2018 budget plans for 285 dues paying members. Through November 12th we have 287 members that have paid or have signed a payment plan. We have 33 members-with membership privileges suspended that have been referred to Dolan & Dolan for collections. Check from Dolan &

Dolan totaling \$33k for a # of accounts paying off. Exceed budget for year, ended with 57-60k.

The outstanding dues balance is \$504,562.15 including:

33 MPS	(suspended)	\$ 475,547.00
0 Late/Unpaid payer		\$ 0.00
11 Unimproved Lots		\$ 3,778.31
Paid/Pay Plans		\$ 29,015.15

Expenses:

Through the October Report we have 6 accounts that have exceeded the Budget Plan: Legal Expenses due to carry over spending from the Visconti Lawsuit/Appeal and expenses related to the new by-laws. We anticipate additional Legal Expense this year for the filing and indexing of the New By-Laws.

Postage and Office supplies as a result of mailings for the new By-Laws and the new Election Process.

Roads and Bridges was over spent by approximately 15 percent, this was due to additional asphalt work that was needed over what was in the budget.

Vehicle Fuel was overspent by approximately 30 percent.

Water due to the purchase of a new Well Pump that replace one that got struck by lightning and the cost for the additional well water testing.

General Operations Miscellaneous – Over by about 60 percent, this was due to increased rates Quick Book Charges and internet service fees.

Commentary:

Kelly Law reimbursement for 2018 was received from Vernon for the full amount of \$28,697.33.

2019 Budget:

We did not dip in to the contingency fund last year. Capital improvements : Typically Use for major roadwork. Project to re-pave area by mailboxes to garage for garbage truck and dumpsters. Not standard paving work – need to be able to accommodate garbage truck, back hoe etc. Estimate is 10-11k. This is included in Cap Improvements for 2019 total \$21K (\$10K Roads, \$11K garage paving)

Budget 285 Dues Paying Members in 2018

Budget 290 Dues Paying Members for 2019

Kelly Law – no real way to estimate what the number so it is not forecast in the budget.

Expenses:

Water – well pump struck by lightning and needed to be replaced. State of NJ changed how testing is to be done.

Roads/Bridges – over ran square footage

Legal – Vernon coalition for Kelly Law reimbursement.

Transportation - Need to factor in transportation to pick up salt for roads. No longer going to be delivered.

Admin – Increase in health insurance and salaries. Notable transfer/initiation fees. Budget 10k vs. 5k. Rental fees through Sept 4.5k.

Operations:

Garage Improvement – Concrete /asphalt floors – help with long tern equipment. See higher deterioration rate

Scag Mower - Reduce repair cost get a demo and finance over couple of years

Landscape/Tree Removal – Continues to escalate. This year cost close to 7k.

Fees: Not proposing any changes for 2019 to schedule.

Balance Sheet:

Cash on hand: \$297,076.96
Less liabilities and assessments on reserve
Community Fund Balance: \$188,518.00

Projected year end \$191,401
Reserve \$75,00 for DAM
2019 contingency 116,401 vs 2018 110,000

Dues: No change from 2018

Bob asks for motion to accept 2019 budget. Mike Curry motions, Peggy Merck seconds, motion carries.

DAM Report: Letter from state inspection done on time. Take care of any items engineering co requires. Holes on downstream side need to be filled. Concern water in holes will accelerate erosion of the soil under the spillway. Class 3 Dam, lowest classification.

Rental Pilot Program – Program will expire in July 2019. Need to take action if we want to continue. Discuss at the March or May meeting. No major issue to date to our knowledge. One provision to think about is to require property owner to have Dues paid in full vs a pay plan. On Member arranged payment plan with D&D – turned out was renting. Not clear up front.

Fence application – 14 Maple Rd. 140 ft of fence. Conditionally approve with notification we propose push back to front corner of the house. Motion to conditionally approve with amendment not to exceed front corner of the house. Mike Curry motions, Jeanne Nielsen seconds,,, motion passes.

Board Roundtable:**Lake Report**

Lake is doing well. Water level is back up. Pellets seemed to work very well on silt reduction. Will ask Aquatics about pellets for lakeside.

Trustees:

BT Thompson – Look to extend area around clubhouse for events where alcohol is served at the Clubhouse. Must put resolution together, bring back to the March meeting for discussion

Mike Curry – Need a replacement Trustee for Phil Capobianco. 30 days to apply. Will put on bulletin board, website and send a blast. Will include request for reps for Districts 9 and 10. Management Committee will vote on replacement.

Peggy Merck – 4-5 rentals for clubhouse already for next season.

General Membership Comments:

Peg Black – 40 Lakeside Dr – Issue in Vernon Township with sewer responsibility. Mountain Creek owes \$28M. Would liability be spread over everyone or only those on the system?

We would have to await the town information.

At 11:32 Bob asked for a motion to adjourn. Mike Curry motions, Kerri Thompson seconds. Meeting is adjourned.