

**LAKE WALKILL COMMUNITY, INC.
MANAGEMENT COMMITTEE MEETING
Nov.25, 2012**

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Norah Hill	*
Phil Capobianco	*	Carmel Grieco	VP Community Relations	*	#2 Phil Maggio	U
Rich Koop	*	Terry Matthews Jr	VP Insurance /Safety	*	#3 Ellen Frank	*
Terry Matthews Sr	E	Bob MacLean	VP Lake Management	*	#4 Jennifer Costello	*
Lorraine Zagorski	*	Jeannie Nilsen	VP Public Relations	*	#5 Pat McGannon	E
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	U
		Eleanor McLean	Secretary	*	#7 Vicky Smith	U
		Terence Phalon	VP Operations	*	#8 Alexis Phalon	*
		Glenn Grieco	Treasurer	*	#9 Peggy Merck	*
					#10 vacant	
Manager, Brendan Jaeger E						
* = in attendance E=excused U=unexcused						

MINUTES OF MEETING

The Lake Walkkill Management Committee Meeting was opened at 11:35AM by President Bob Smith in the Pochuck Firehouse.

A motion was made by Terry Matthews Jr. to accept the minutes of the Sept. 1, 2012 Management Committee Meeting. The motion was seconded by Ellen Frank. The motion was approved.

Bob informed all that Terence Phalon would be stepping down as VP of Operations. Therefore, an Officer's Position on the Management Committee will be available.

Glenn began a presentation of the proposed 2013 Budget.

He referenced the Lake Walkkill Financial Summary sheet of 11/25/2012 and reminded all that the Kelly reimbursement had not yet been received.

He stated that the first four categories of the Budget had been approved in Executive Session. He reviewed and explained Budget items.

He said that there is no contingency in the Budget because we have no FEMA or Kelly money yet. We had received \$1267 from FEMA for opening Babtown Rd.---{Hurricane Irene}

There is a proposed Dues increase of \$20----to \$1100.

There are 270 paying members—for \$297,000 Dues Revenue.

A motion to approve the 2013 Lake Wallkill Budget was made by Peggy Merck. The motion was seconded by Phil Capobianco.
The motion was approved.

Several ideas were presented as potential endeavors to increase revenue in 2013.

A Clubhouse Rental Policy will be presented at the next Management Meeting.

Brick Memorial Donations for Beach Picnic Tables will be considered

There was a proposal for three picnic tables to be placed in the grassy area by the fishing docks for a cost of approximately \$2300—to be covered by donations.

A discussion about cleanup and maintenance followed.

A motion to purchase three picnic tables with donated funds was made by Peggy Merck.

The motion was seconded by Alexis Phalon.

The motion passed with a vote of 12 in favor and 6 opposed.

A proposal for sponsors for benches on the Boardwalk was presented. Sponsors would have an inscribed metal plaque on their bench.

Beach Lockers had been requested by some members so a proposal for 24 Beach Lockers was presented.

The lockers would be 5 feet high-- behind the Garage--built by volunteers—24 total—at a cost of \$2400. They would each rent for \$150 per Season.

Applications for rental of lockers will accompany the 2013 Dues Bill mailed in January.

A motion to build the lockers contingent on donated funds for a rental cost of \$150 per locker per season was made by Mike Curry.

The motion was seconded by Jennifer Costello. The motion was approved.

A member of the Management Committee who had voted against the previous proposed Rental Policy Agreement for Lake Wallkill Community asked the Committee to reopen the issue. This is permitted by Robert's Rules of Order.

Bob Smith tabled the request for the next Management Meeting in March.

Bob Smith presented a proposal to induce delinquent homeowners to pay dues.

It is----- A Resolution of the Management Committee of Lake Wallkill Community to provide a Time Restricted Promotional Program for members who are in arrears with their dues payments--with the arrears balance as of Dec. 1, 2012

.The incentive is a 13% discount for outstanding arrears. The Declaration Of Covenants must also be signed. The payment is the Full Amount in a single payment. The deadline for payment is July 31, 2013.

This Policy has been reviewed by an Attorney and everything in it is legal.

At the current time there are 54 Homeowners in arrears.

A correction will be made to page 2 of the Resolution ----# 2 should read Dec. 1, 2012

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It was noted that if everyone in the Community paid their dues each homeowner's dues would be approximately \$220 less .

.We have no liens on anyone's property.

There are Court Cases involving Common Interest Communities. As members of a Community homeowners should be accountable for something. We will wait for the current cases to be resolved {Morris County Court System} When we know the answers to these Court Cases then we can make a decision as to what course of action we might take to collect delinquent dues.

After the above discussions a motion was made by Terry Matthews Jr. to accept the Resolution of the Management Committee for the Time Restricted Promotional Program as amended . Terence Phalon seconded the motion and the motion was approved.

Glenn read a request from Rich Bohnsack for credit for one year's dues payment because his property on Union Road was erroneously billed as an improved property when, in fact, it was unimproved from 8/13/09 thru 8/13/10

Based on the facts provided to validate the request a motion was made by Mike Curry to refund the dues payment for the one year indicated—8/09 to 8/10.

Glenn seconded the motion and it passed with 12 approving the motion and 6 dissenting the motion.

Carmel announced that there is a vacancy for District Rep in District 10. Former Rep Rich Bohnsack has moved from Lake Wallkill.

Fifteen members in good standing in District 10 have received letters noting the vacancy. A request for a volunteer has been made.. No one has responded.

Carmel will now write a letter telling the homeowners that they are not being represented on the Management Committee.

Jeanne will advertise for the position of Officer on the Management Committee because of the announcement by Terence Phalon that he will be leaving the position of VP of Operations.

There will be notices on the Web Site and the Bulletin Board.

The President assigns the personnel to the positions on the Board..

GENERAL MEMBERSHIP COMMENT

There was concern about leaf collection in the Community and all concerned were told that it is still ongoing at the present time ..The storm issues took precedent and the catch-up is happening now.

We have recycle containers for the Community. A member wondered if we should continue recycling

Membership was informed that our attorney had been in a car accident and is recuperating. Because of her illness the final legal approval for the revised By Laws as written by the By Law Committee has been delayed.

A request to change the November meeting date from Thanksgiving weekend was presented .

A motion was made by Mike Curry to close the meeting .It was seconded by Terence Phalon., All approved and the meeting closed at 1:30 PM

Eleanor McLean
Secretary