

LAKE WALLKILL COMMUNITY, INC.

Annual Membership Meeting

. July 30, 2011

TRUSTEE

Joe De Simon *

Phil Capobianco *

Rich Koop

Terry Matthews Sr *

Lorraine Zagorski *

OFFICERS

Mike Curry President *

Carmel Grieco VP Com Relations *

Bob Smith VP Insurance/Safety *

Bob MacLean VP Lake Management *

Jeannie Nilsen VP Public Relations *

Lynne LaCarrubba VP Security *

Eleanor McLean Secretary *

Terence Phalon VP Operations

Glen Grieco Treasurer *

DISTRICT REPS

#1 Norah Hill

#2 Terry Matthews *

#3 Ellen Franjk *

4 Barbara Wilkens

#5 Pat McGannon *

#6 Frances O'Leary *

*#7 Vicky Simith

#8 Alexis Phalon

#9 Peggy Merck *

#10 Richard Bohnsack

Manager --Brendan Jaeger *

*--in attendance

MINUTES of MEETING

The Executive Session of the meeting was opened by President Mike Curry at 10:35AM. This meeting had been scheduled for July 29, 2011 but a storm resulted in the loss of power and the meeting was changed to today, July 30, 2011.

Mike informed the Board that the Maroney Family had asked the Lake Wallkill Community to replace the drainage pipe under their paved driveway. It was explained to them that it is not our practice to pay for personal piping. The Family has a lawyer who has contacted our attorney. , We would like to resolve this dispute using the Alternate Dispute Resolution Procedure in the hope of avoiding litigation.

Glenn reported that the new Vernon Township elected officials have assumed office on July 1, 2011 and he is confident that the new Council will never take over the plowing of roads within Lake Communities during snowstorms. He is also hopeful that the outstanding payments the Township owes Lake Wallkill Community for snowplowing expenditures will be paid in a timely manner.

The Board was asked to consider purchasing a Generator for the Lake Wallkill Store because of the unforeseen power outages that may occur in the Summer Season

Eleanor brought to the attention of the Board that there is a need for improved "housekeeping" for the three Community buildings that are used throughout the Summer Season. The buildings involved are the Office, Clubhouse and Guard Shack.

It was agreed that additional help is needed in the Office to assist in the distribution of Badges/bands so that all members in good standing can have them at the start of the Summer season.

The Executive Session was adjourned.

Annual Membership Meeting---July 30, 2011

The meeting was opened by President Mike Curry at 11:05 AM.

The Pledge of Allegiance followed.

A motion to accept the minutes of the July 3, 2011 meeting was made by Bob Smith and seconded by Peggy Merck. The motion was approved

THE ROAD ISSUE WAS DISCUSSED>

The Budget for road repairs in 2011 does not provide the money needed to complete the necessary repairs. The deferred maintenance of the roads was due to the fact that the Board did not raise dues to cover the cost of these repairs.

Road repairs may include replacing road foundation , resurfacing or patching.

Storm water swales are also in need of repair to protect the roads.

The Board did not wish to ask homeowners for additional dues or assessments at this time.

But we can allocate funding from the Budget Contingency in 2011.

The Budget Contingency for 2011 is \$203,136.—this includes Kelly Law reimbursements .for the full balance due which we hope will be received shortly.

If we allocate \$50,000 from this Contingency we can begin work this year.

The 2012 Budget will allocate an additional \$30, 000 to roads ,which amount would likely require a dues increase We would also have to consider using Kelly Law 2011 money to fund the remaining road repairs.

After this presentation a motion was made by Phil to move \$50,000 from the Contingency Budget to the Road Budget for 2011. Lorraine seconded the motion The motion passed. There was one negative vote cast by Fran.O’Leary

Lynne reported that some members swimming in the Lake at Midnight on a previous weekend had been uncooperative and disrespectful to Security. Lynne responded and addressed the situation.

Bob MacLean reported that we are doing well with the quality of the lake water and thankful because of the very hot summer that we are experiencing.

Jeanne reminded membership that August 13 is the date for Group.Septic Pumping.

Cost \$185 plus tax. You must uncover. Sign up in the Office.

Also, if you live in an EVEN numbered district and wish to run for District Rep you should e-mail your resume to Jeanne or leave it in the Office ---by Labor Day.

Carmel reported that the July Meet/Greet meeting with District Reps had a very poor attendance so the planned August meeting will be cancelled.

The Regatta Programs will be distributed to members in good standing by the District Reps

The Family at 25 Lakeside Drive has replaced their existing Septic Tank. It was discovered that the tank is on 4 to5 feet of Lake Wallkill property.

The Township is requiring that the Community write a letter giving the family permission to continue what has been in effect for many years.

Phil made a motion to give the permission requested- as grandfathered –not conveying any title to the property. The motion was seconded by Carmel. The motion passed. There was one negative vote cast by Fran O’Leary.

Mike thanked Jim Smith for the projects he has been doing this year to keep the Community looking beautiful.

Joe DeSimon announced his retirement as Trustee—which culminated 30 years of service to the Community. He received a standing ovation.

Bob Smith reported a full staff of lifeguards and that Brendin Thompson was the Sports Director

Glenn reported that he expected to receive the \$28,000 owed by the Township for snowplowing in 2009 within 30 days.

We have also reached our Budgeted Income of \$334,541 for 2011.

Unfortunately, we have 11 new MPS families—Membership suspended----This brings us to a total of 59 MPS families. Thirty five members have become MPS in the last 5 years. Members are encouraged to make arrangements for payments with a Financial Plan that will suit their circumstances. The Finance Committee exists for that purpose. Contact Phil for information. Members were reminded that the Board will not pursue a lien on a house because of non payment of dues.. We will request dues payment upon the sale of the house before a new owner can be given membership in the Community..

Phil indicated that there may be changes to the Fee Structure for 2012.

A motion by Jeanne was made to end the Business Meeting of the Board. The motion was seconded by Carmel Grieco. The motion passed.

The meeting was opened to comments by members in attendance.

Lynn Kirchner thanked Brendan for the road repair on Summit

An explanation was given to the concerned members who saw what appeared to be soap scum in the water near the shoreline. A storm drain at the bottom of Walkkill Drive overflowed and the resulting bubbles that appeared in the lake were the harmless result of the overflow

Regarding the appearance of so many snails in the lake----Aquatic Analysts said that the unwanted snails---not the “good” snails---were probably brought to our lake by water fowl.

The Board apologized to the resident on Hillside Terrace who was misinformed about the road repair on her road. She will be notified when the repair will take place.

The Board was asked to make sure that the causes for some of the road deteriorations be addressed before the road repairs take place-----control water flow problems and then fix the road.

The format for our meetings was reviewed.

The Executive Sessions are held before the Business Meetings of the Board. They are for personnel or legal discussions and are not open to the membership.

The Business Meetings are open to membership but no comment is allowed. Attending members may have 3 minutes for comments after the Business Meeting is concluded.

Members were reminded that there is a 10 PM curfew for members under 13 years of age.

District Reps should be contacted about issues that a member wishes to bring up at a meeting.

The Budget for the following year is determined by a meeting of the Management Committee in November of the previous year

Mike asked for a meeting on Aug.11,2011 to elect a Trustee to replace Joe DeSimon
This would be less than the 14 day notice required for meetings of the Committee.
A motion was made by Peggy Merck to forgo the 14 day requirement for the proposed meeting on Aug.11,2011. It was seconded by Lorraine . The motion passed.
Jeanne Nilsen, Chairperson of the Nominating Committee ,will meet with the Committee to review the resumes of the candidates and select the nominee to be presented at the meeting of Aug.11,2011.

A motion was made by Carmel Grieco to adjourn the meeting. The motion was seconded by Bob Smith and all were in favor. The meeting closed at 12:15PM.

Eleanor McLean-
-Secretary