

**LAKE WALKILL COMMUNITY, INC.
MANAGEMENT COMMITTEE MEETING
Sept. 1, 2012**

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

MINUTES OF MEETING

The Lake Wallkill Management Committee Meeting was opened at 10:30 AM by President Bob Smith in the Lake Wallkill Clubhouse.

A motion was made by Phil Capobianco to accept the minutes of the July 1st, 2012 and July 28, 2012 Management Committee Meetings. Lynne seconded the motion and it was approved by all present.

Glenn provided the Treasurer's report. We have not received any FEMA money to date. When the FEMA reimbursement is received for expenses we incurred because of the devastating storm (Irene) of 2011 we will go to Vernon, under the Municipal Services Act, to request what unpaid expenses remain due to us.

For a future projection Glenn indicated that perhaps a Budget of about \$335,000 for 2013 will not reduce current services. and that the dues could be maintained at the current level.

We have a reduction in the number of dues paying members so this projection will be determined by additional future income—additional dues payments—assessment payments and Kelly Law reimbursements.

The Action Item Log items were reviewed.

R8--The use of stickers for garbage cans to ID members in good standing was put on hold. Follow-up with V Smith for a 2013 implementation.

R 11---The steps at the monkey bars in the playground area have been installed- completed in July
R 15---The doors on the Clubhouse back porch have been fixed BUT The Ladies of the Lake request better doors.

R 16---The Legal Review of the proposed By-Law changes has been initiated.

R 19---Lynne reported that Security Cameras can be set-up to allow remote viewing. There will be a follow up report

R 21---Glenn will give a Nov. report about possible Credit Card Payment for Dues payments.

R 26---A Resolution was presented to clarify unimproved property status in situations where improved properties undergo demolition, and the status in the event that an unimproved property is improved.

A motion was made by Mike Curry to accept the Resolution and Carmel seconded the motion.

The motion was passed by those present.

R 28---consider increased revenue opportunities

Can Clubhouse be used for Private Parties?

Can we have functions with alcoholic beverages?

What are other revenue generating functions?

Peggy, Carmel and Jeanne will research possibilities .

They will also get info about permits, licenses required.

A suggestion was offered about providing Lockers at the Beach –behind the garage --for those who use the beach during the summer. Brendan will have input . The concept will be developed and a report will be made at the Nov. Meeting.

A suggestion was made for a Lottery of some sort . .

A report will be made at the Nov. Meeting.

S3---Complete Dam work for dam inspection in the Spring of 2013.

The Lake will be lowered beginning Sept. 15, 2012.

Residents can fix bulkheads, and clean property lakefront.

We will check the dock pilings and bring sand washed into the lake back to the beach.

Dam patching and repairs will take place. Thus the dam will be ready for Spring Inspection by our Insurance Company.

ROUNDTABLE DISCUSSION

Ellen reported that the Sunhouse looks messy—because members seem to treat it as a locker room.

We will consider appropriate signs for next Summer.

Ellen also asked about the mucky sand in the swimming area which has been a problem for several years.

It was reported that the silt that accumulates at that end of the beach remains because no one swims at that end of the beach. Various potential solutions were discussed including used some device to push the silt out further. These were taken under advisement.

Carmel reported that the Clubhouse Store will need a new proprietor next season

We will need to fill the position of Badge Checker for 2013.

Rich Koop reported pot holes on Spring, Decker and Cedar. Terence advised they will be repaired.

Eleanor asked about the Ladies of the Lake decision to purchase picnic tables for the area near the Docks at the Beach. When did the Management Committee approve any picnic tables in the Beach Area?

Eleanor will review Management Committee Minutes for this answer.

Terence said that Jake Bush is working full time to complete assignments in the absence of injured Brendan Jaeger. Brendan has been prioritizing assignments.
Also , an arborist has identified trees in the Community that should be removed for safety concerns. He also recommended trees that should be trimmed.
He noted that a dead tree can be solid and last forever without removal..
The Pine Trees in the Parking lot should be trimmed (tipped) appropriately for their betterment. Terence reported that the tree work will be scheduled in October.

Terence discussed the Babtown Gate---and No Trespassing Signs and Camera surveillance.at the Gate.

There will be more research on the type of gate to be installed to replace what is there.

Terence asked for a delivery of Cold Patch for the roads that is needed for emergency repair work. The Committee approved the repairs.

Phil C reported that Legal Counsel will have comments regarding the proposed By-Laws within the week .The By- Law Committee will then meet for any revisions suggested.

Phil C said that the Finance Committee has 28 individual plans for those who have asked the Committee to adjust their dues payment schedule.
He wants to reach out to delinquent members to provide plans for those with many years of delinquencies----with dialogue he hopes members will be able to find an acceptable way to pay their delinquent dues.

Jeanne reported that the Group Septic Pumping was completed as planned.
She also asked that Birch road be checked for needed repair. Terence will review.

MEMBERSHIP

A request was made to adjust the timers on the Basketball Courts.

Fran reported that she collected for recycling and gave \$48 to the treasurer.
She reported that one of the recycling cans was missing.
Can we recycle larger objects, if available?

Bob Nelson suggested that any member can call JCPL if there is a concern about electric wires in a tree/ through a tree . It would then be their responsibility to trim that tree etc
Bob offered a motor that cuts/ pushes muck in the lake., if anyone needs it.

With no further business to come before the Board Norah Hill made a motion to adjourn . Lynne seconded the motion and it passed. The meeting adjourned at 11:55AM.

Respectfully submitted
Eleanor McLean
Secretary