

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting

April 29, 2017

TRUSTEE		OFFICERS		DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Rosemary DenBleyker *
Phil Capobianco	E	Carmel Grieco	VP Community Relations	*	#2 Dottie Ward E
Rich Koop	*	Tim Olsen	VP Insurance /Safety	E	#3 Kerri Summa *
Terry Matthews Sr	*	Bob MacLean	VP Lake Management	E	#4 Kerri Thompson *
Eleanor McLean	E	Terence Brill	VP	*	#5 Pat McGannon E
		Lynne LaCarrubba	VP Security	E	#6 Larry McGannon *
		Jennifer Costello	Secretary	E	#7 Nathalie Brill *
		Chris Merck	VP Operations	*	#8 Alexis Phalon *
		BT Thompson	Treasurer	*	#9 Peggy Merck *
					#10 Jan Jaeger *
		Manager, Brendan Jaeger * Shawn Reardon *			
* = in attendance E=excused U=unexcused					

MINUTES OF MEETING

Meeting called to order at 2:07 PM by B. Smith in the Lake Walkill Clubhouse. Bob led the group in the Pledge of Allegiance.

Bob Smith asked for any questions or comments on the minutes from the November 20th budget meeting. Having no questions or comments, Bob asked for a motion to accept these minutes. Kerri T. makes a motion, Kerri S. seconds, motion carries.

Treasurers Report:

Bill Thompson, Treasurer reported:

249 Members have paid or are on a payment plan.

27 that normally pay are late and will be subject to the new procedure the board approved in 2016.

They have received notice their payment is late, that if not paid by May 1 their membership will be suspended and they will be referred to collections.

There are 46 MPS with arrears totaling \$515,878.51.

Total of all arrears including MPS, Late and pay plans totals \$621,924.65.

As of the end of March there is \$395,024 in the bank including \$48,652 of Committee and reserve funds. This translates to \$346,372 in community funds.

The budget is performing as planned through the first quarter.

Bob introduced the topic of 2016 Budget performance. We ended 2016 better than planned as of additional income and lower expenses. In particular, the weather prevented us from completing needed road repairs in the Glen in 2016. A proposal was made to allocate \$10,000 from the 2016 surplus to allow for the Glen road repairs to be completed in 2017. These funds would be allocated to Capital Improvements to balance out the lack of actuals to that account in 2016. Terry made the motion, Peggy second. Motion passes.

We then discussed the state of the Blue pick-up truck. It need repairs that are expected to total \$3-4,000. General feeling is the repairs would extend the life of the vehicle and be more cost effective then purchasing a replacement vehicle (used). The repairs will be completed and charged to the repairs line of the 2017 budget.

Fence Application:

A fence application was received by the board for a replacement of an existing fence at 45 Lakeside Drive. The owner cited privacy as the need and hardship for needing a replacement fence. The board noted the existing fence is in a state of dis-repair. Make made a motion to approve the application, Chris second. Motion passed.

Board Roundtable:

Nathlie advised that the Ladies would be submitting an application for the Firehouse Dance to be held in the Clubhouse. They expect to submit the application in time for the May meeting.

Peggy advised that the Clubhouse is rented to a Member on May 21st.

Peggy inquired if the board could consider the renting of the Clubhouse to a member and include the consumption of alcohol. Peggy would like her daughter to be married there in September and would appreciate the consideration of the board. After some discussion, the board members in attendance agreed to bring the topic back in the form of a resolution at the May meeting.

Lake: Bob MacLean (Report provided by Bob Smith)

We are dealing with significant weed and algae growth at the early part of the Year. Our Lake management company reports that the mild winter (weeds) and excessive rains washing nutrients into the lake (algae) have required an aggressive treatment plan. They will start on the weeds as getting them under control will take some time (approx. 30 days). Once the weed treatments are complete they can start on the algae. They are not able to do both at the same time AND maintain the delicate eco balance in the lake. We have also agreed on a pilot to experiment with a relatively new product (MD Pellets) that are used to treat "muck". The MD pellets are good bacteria that consume the organic components of the muck. Other lakes that have started pilots report impressive results.

Trustees: Mike Curry

Mike announced Rich Koop's retirement from the board and thanked Rich for hi many years of service to the board as a district rep, officer and trustee as well as his time as an employee in Operations.

Operations: Chris Merck

Chris began by communicating Brendan’s resignation and the hiring of a new Lake Manager, Shawn Reardon. Both Brendan and Shawn are now working together through Brendan’s last day of work on June 15th. They have the water turned on including repairs to the electronics that provide controls on the system. There has also been an overflow drain installed at the storage tank at Indian Rock. They are putting plans in place to get the roads done earlier, weather permitting.

A number of projects are planned to provide training to Shawn prior to Brendan’s departure.

Lifeguards & Sports Director: Terence Brill

There are 2 Sports Director applications and 4 Lifeguard applications received. Terence expects more Lifeguard applications in the coming weeks.

A discussion ensued on the benefits of continuing to offer the Sports Club for the full season July through Labor Day. In recent years it has been noticed that attendance falls off dramatically in mid-August. Terence has made a proposal to end the program in mid-August and pro-rate the Sports Director salary. There were alternative points of view offered and the board decided to continue with the full season program in 2017, to track the attendance and report that to the board and solicit feedback from the families that attend sports club on the reasons for the attendance dropping off in August.

Nominating Committee: Terry Matthews

The nominating committee reported the results of the 2017 District Rep elections (Odd Districts):

#1 – Rosemary Den Bleyker	13 Votes
#3 – Kerri Summa	6 Votes
#5 – Pat McGannon	15 Votes
#7 – Nathlie Brill	3 Votes
#9 – Peggy Merck	4 Votes

Terry made a motion to ratify the hiring decisions of the President on the Lake and Office managers. Bob disputed the need for any motion as the by-laws place the responsibility for all administrative affairs with the president. The by-laws do not require those decisions to be ratified by the Management Committee. Terry put the motion forward and Bob asked if there was a second, the motion was seconded. Motion passed.

Terry read a statement from Phil Capobianco who has been recovering from an illness.

President: Bob Smith

FEMA Update – Continuing to work with officials in Vernon on our appeal which most recently has included engaging our elected representatives to address FEMA on the outstanding issues.

We have a member in collections that has been trespassing despite notices from the Lake and Dolan & Dolan. We will now pursue this matter in municipal court.

General Membership Comments:

Jeannie Nilson, 14 Birch Road

Advised the board of a suspended member that is routinely trespassing by walking his dog on Lake Roads. Bob advised that we would like as many photos as possible as this is the same member that we are pursuing in municipal court.

Terry Spurlock, 20 Lakeside

Terry asked if the board can communicate to members that residents can't deposit harmful materials in areas that drain to the lake. This started a discussion on how best to do this and that bringing back the Welcoming Committee would be a good start. Kerri Summa volunteered to get a committee together for this purpose.

Ellen Markey, 37 Cedar Lane

Ellen reported the problem with sand bees on the beach last season and what could be done to address them. Brendan reported that our pest control company has been consulted and there is little that can be done. Importantly, sand bees don't bite. Insecticides that would be effective eliminating the bees are too toxic to be used in a beach environment. Harassment techniques like applying a mixture of water and dish soap are temporary at best and can affect the water quality at the beach.

At 3:24 Bob asks for a motion to adjourn.

Carmel Grieco motions, Peggy seconds. Meeting is adjourned.

Noted that there was a quorum at the meeting. 16 Management Committee members were present for the meeting.