

**LAKE WALKILL COMMUNITY, INC.**

General Membership Meeting

**May 27, 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
Terry Matthews Sr	*	Tim Olsen	VP Insurance /Safety	* #3 Kerri Summa	*
Eleanor McLean	*	Bob MacLean	VP Lake Management	* #4 Kerri Thompson	*
Eleanor McLean	*	Terence Brill	VP	* #5 Pat McGannon	*
		Lynne LaCarrubba	VP Security	* #6 Larry McGannon	E
		Jennifer Costello	Secretary	* #7 Nathalie Brill	*
		Chris Merck	VP Operations	* #8 Alexis Phalon	*
		BT Thompson	Treasurer	* #9 Peggy Merck	*
				#10 Jan Jaeger	*
		Manager Brendan Jaeger	n/a		
		Manager Shawn Reardon	n/a		
* = in attendance		E=excused		U=unexcused	

**MINUTES OF MEETING**

Meeting called to order at 10:10 by B. Smith. J. Costello led the group in the Pledge of Allegiance.

Bob Smith asked for any questions or comments on the May minutes. There being no questions or comments, He then asked for a motion to accept the minutes. Carmel Grieco motions, Terence Brill seconds. All in favor, minutes accepted.

**Treasurer Report:**

Bill Thompson, Treasurer reported: As of 4/30/17 – fund balance of \$403,100 less liabilities of \$38,217 equals Community funds available of \$312,860.  
 Budget based on 280 dues paying members. Funds adequate to sustain budget for year. 2016 income budget amount of \$384,676. As of April, \$291,855, 90% of anticipated received, attributed to implementation of new billing process including follow-ups and use of the collections procedure. 2017 Budget – 280 DPM. Have 260 paid or in payment plan. 59 MPS referred to Dolan & Dolan. Outstanding dues \$606,639 – 59 MPS total \$531,637. Unimproved lots - \$2,000. Over 40 people signed pay plans to date - \$72,000.  
 Only overage to date is in Lake Manager due to the manager transition and overlap in training.

**Bob Smith:** Resolution for private functions to include alcohol while renting the Clubhouse. Need 2/3 affirmative vote of Management Committee present to pass this proposed rules & regulations change. Draft of resolution was sent to the MC and also posted on the website. Question from members on how we will enforce rental agreement for clubhouse. Add addendum to the Clubhouse Rental contract for this and require it to be signed by any member in good standing that wants to rent. Copy of contract and addendum are attached to resolution for reference.

Questions/Comments from MC:

Chris Merck: think the agreement is clear and the obligations are understood.

BT Thompson: Is there a limitation on where they can be with the alcohol? Bob stated there was a schematic and would attach it to the contract.

Rosemary DenBleyker: Limit on the amount of people? Bob stated that the resolution document says 100. Fire dept. allows occupancy up to 179. Will allow up to the max capacity allowed by the Fire Code.

Will now open to General Membership for questions, comments & feedback:

Carol Scheider – 70 Lakeside Dr. – Requirement is pretty strict. \$1 million insurance policy is a lot. Concern is there is no liability to the lake. Bob – the lake can be sued if something happens. This does not shield us. Agreement spells out that the member indemnify us – that will cover legal expenses. We understand not it does not prevent someone from suing.

Bob asks for a motion on Resolution. BT Thompson motions, Lynn LaCarrubba seconds. 16 in favor out of 19. 84% in favor, greater than 2/3 affirmative requirement. motion carries.

#### **Board Roundtable:**

**Safety/Insurance:** Tim Olsen: Workers Comp audit has been completed. D&O policy to be renewed 6/174.

Peggy Merck: Clubhouse was rented last weekend for a shower. Rented 6/4. Needs a good cleaning. Chris Merck – will be taken care of. In the future we will look at a professional cleaning at the beginning of the season now that we have a revenue stream coming in from rentals. Problem with plaques for the benches. Replacements will be here by 7/1/17.

Management Committee has received an application for a dance at the clubhouse to be held on July 22<sup>nd</sup>, Sponsored by the Ladies of the lake and chaired by Nance Woeckner and Nathalie Brill. Similar to what was done last year, this is the replacement of the Firehouse Dance. Bob asks for a motion. Nathalie Brill motions, Peggy Merck seconds, all in favor, motion carries.

**Lake :** Bob M - Aquatic analysts did survey 3 weeks ago. Weed treatment went in. Sonar in next 2 weeks for algae. Will come in every Friday to survey. New pellet application – biodegradable. Eats sludge and muck. We will try it out on a controlled area. By the slide and the boardwalk area at the beach. Most effective after a chemical treatment is completed. Fish look good. Not going to re-stock this year. Continue to put dye in (food coloring)

Bob – at COLA meeting a number of lakes have used the pellets and have had great results.

Carmel – how long does it take? Up to a year and not easy to measure.

Bob – we currently have a reserve for silt treatments and will use the reserve to fund the MD Pellets.

Currently requiring permits for Hydro raking \$10k, this is a new permit requirement since we did Hydroraking 3 years ago.

**Trustees:** Mike Curry - Rich Koop has retired. Notice for a new trustee has gone out. Will have a work session in July.

**Operations:** Chris Merck Want to thank Brendan for all his hard work and wish him luck. Introduce new lake manager Shawn Reardon. Rain has made getting the roadwork completed challenging. Beach area will be completed by swim season. Going to have a volunteer day on June 17<sup>th</sup>. No big projects but will put a list together for a few volunteers for a few hours.

**Security:** Lynn LaCarrubba – Comet security in place. Will start this weekend.

**Bob Smith - FEMA** situation with town of Vernon. Town administrator assigned by the mayor as point person. Senators are Booker and Menendez and Congressman Gottheimer have authored a letter to FEMA on behalf of Vernon requesting reconsideration of their denial of appeal. Trying to get FEMA to reconsider Dec denial letter. Difference of opinion between home and regional office. FEMA did not meet any of the deadlines. Put in for an extension, denied claim. \$110-115,000 eligible for reimbursement. Vernon is responsible ultimately for these repairs.

BT Thompson = Swim team pancake breakfast is July 8<sup>th</sup> at the club. BBQ/Movie welcome same weekend. Will follow up with date and location – either beach or club.

Garbage pickup will be on Tuesday this week. Also quite a bit of bear activity around the lake so be aware.

**General Membership Comments:**

Fran O’Leary – 64 Lakeside Dr. – Regarding list of foreclosed homes that has not been provided. 2 officers have bought homes in foreclosure. Seems to be an insider trading issue. Bob advised that you were denied the info because he refuses to have volunteers spend time to provide info that is readily available and a matter of public record. Bob also takes exception, and has spoken to Fran privately, about making innuendos about members of the management committee.

C. Merck – wish more foreclosed homes were bought and restored it only helps everyone.

Kathleen Freeman – 23 Cedar Lane – Can we have a bulk pick up? Advised looked into bulk pick up and recycling when negotiated last Gaeta contract. Cost was very high. Members are advised to contact Gaeta directly or take bulk items to SCMUA in Lafayette.

J. Nielsen 14 Birch Rd – bulk items left at houses. Members not in good standing. Cannot control this. Bob – Properties that are an eyesore or create a safety hazard or disturbance should be reported to the Vernon Code official. They can assess if the property violates a town ordinance and take action remedy as appropriate.

D. Cotter – 11 Walkill Dr – can the public calendar be updated when there are events scheduled at the club that will include alcohol? P. Merck will arrange for a blast email to be sent out to advise the community.

Are we fixing the basketball court? C. Merck will look into it – was put in the budget for the work to be done. \$6,000.

No further comments from the General Membership.

At 10:52 Bob asks for a motion to adjourn. Mike Curry motions to adjourn, Carmel Grieco seconds. Meeting is adjourned.

General Membership meeting requires 10% of MGS for quorum. 260 MGS, so need 26. 42 in attendance.

Next meeting is July 1<sup>st</sup> 10 AM at the Clubhouse.