

LAKE WALKILL COMMUNITY, INC.

General Membership Meeting

Jul 1, 2017

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

MINUTES OF MEETING

Meeting called to order at 10:07 by B. Smith. J. Costello led the group in the Pledge of Allegiance.

Bob Smith asked for any questions or comments on the May 27th minutes. There being no questions or comments, He then asked for a motion to accept the minutes. Phil Capobianco motions, Eleanor McLean seconds. All in favor, minutes accepted.

Treasurer Report:

Bill Thompson, Treasurer reported: As of 5/31/17 – fund balance of \$381,500 less liabilities of \$92,972 (including legal appeal, men’s golf, ladies of the lake, swim team, teen and bricks/benches) equals Community funds available of \$288,526 which has proven adequate to fund this years budget and maintain an appropriate contingency fund.

Income target for 2017 - \$384,676. This includes 0 dollars from the contingency fund. Through the end of May we have collected just over \$310,000 including upcoming quarterly payment of \$37,000 from Dolan and Dolan. This brings us to 81% of budget. The collections process and more attentive members have made this possible.

Kelly Law application has been completed. Expected receipt of \$33,000. We do not include this amount in expected income. Thanks to volunteers for their continued support. All these totals are a

reflection of the effort put forth by the Board, Manager and all of the volunteers that continue to contribute to the lake.

Budget based on 280 dues paying members. 279 have paid or have signed up for a payment plan.

O/S dues balance \$547,000:

42 MPS with Dolan & Dolan - \$478,000

Plans they manage - \$16,500

Unimproved lots - \$4,000

40 pay plans we manage - \$48,500

Preliminary qtr. report from Dolan & Dolan:

\$18,903 – property on Union

\$37,622 other

Total for quarter \$56,500. WE budgeted \$50,000 for year, and so far we expect to recover in excess of \$70,000.

Expenses – with the exception of costs related to the new manager, through May there are no negative balances on any of the expense accounts and no project variances from any of the budget account managers.

Resolution regarding Rentals: Bob Smith

Resolution was posted on the website and sent via e-mail blast. Similar resolutions have been considered in 2012 and 2013. Need 2/3 affirmative vote of the management committee in attendance to pass. Rental issue – current policy does not address that we have renters today. There are 12 long term rental properties that we know of. ½ of these pay dues even though they do not get membership privileges that their renters can use. Bob then read through the resolution. Proposed pilot program for limited duration 24 months. Will automatically expire unless the management committee takes steps to renew or make permanent. Limits 5% pf improved properties. 320 = 16 maximum long term rentals. 10 extended seasonal rentals. Current rule is 12 weeks every 3 years for rent. Require application to be filled out on a first come first serve basis. Current dues and fees need to be paid in full. Owner must be a member in good standing at the time of the application. Management committee reserves the right to terminate agreement at any time. Penalty for unregistered properties will be assessed with dues bill.

Recent trustee work session resolution was discussed and decided that communication will be sent to the entire community.

Seasonal rental is \$25 per week. Long term rental is \$300 annually, \$400 for unregistered properties. Fees will be pro-rated for 2017 then run on same schedule as dues (March through February).

Management Committee Comments:

Carmel Greico – Are we sending notes to the current owners we know of that rent? We are sending to everyone and a specific notice to those that rent or are suspected of renting.

Phil Capobianco – Does notice have to be put in the newspaper? No we are not a municipality nor are we subject to sunshine laws.

Bob MacLean – tried to look and the pros and cons objectively. Statistically in rental communities crime rates increase, property values decrease, maintenance and upkeep increase. Tenants do not maintain homes at the same level as owners. Income level is less and turnover can be disruptive. What is the real gain? Concerned about the selection process. 40 % of homeowner's associations do not allow rentals. Will the % increase after the trial period, what is the process for renters as far as background checks.

Bob Smith answered that the reality is that we are a rental community today. The pilot program will attempt to limit the number of rental properties and bring some control to rentals.

Phil Capobianco – Who pays the dues? Will be up to the owner to decide how that is handled.

Chris Merck – the owner is ultimately responsible as the billing goes to whoever is on the deed of the property.

Carmel Grieco – are we requiring a length of time on the lease? No, length of lease will be decided by the member/landlord. Fee is based on a 1 year lease with no refunds if lease ends early.

Chris Merck – contract is between the landlord and the tenant. When the tenant leaves, a new application is required.

Nathalie Brill – Will there be a screening process like is done at a co-op or condo? Bob answered that historically the lake did that and we were advised by legal counsel to stop. Issues arise from the selection process and easy to open yourself up to a discrimination claim. It is up to the member as they have the asset they need to protect. We have the ability to suspend membership privileges should they not follow the rules/regulations and by-laws.

Chris Merck – trial program that will auto expire in 2 years. May provide incentive for current renters to be able to provide tenants with membership privileges.

Terence Brill – The application that is coming to the lake. Do we need an independent 3rd party to remove any implication of impropriety? Bob commented that we can do that but it will cost the lake \$250 per hour.

Bob Smith commented that if he thought this was a fundamental change to the community, he would not be supporting it.

Open to membership comments:

Dee Owen Hilltop Terrace – I have been a realtor for over 25 years, and property values have decreased because you are not able to rent. If renting was allowed it would have a positive impact on property values and monthly rent values.

Michelle Boyle – 9 Grandview Rd – Should we be factoring the unregistered properties in the equation? Counting full time renters as to not go over the threshold should we get an abundance of applications. Will add to the resolution.

Michele Smith – 12 High Point Road – Owners need to put an eviction clause in the lease. House on her road was rented and owner had no access to the property.

2 updates will be made to the resolution: 1. Include renters today in the 16 number and 2. Eviction clause

Bob Smith asked for a motion to vote on the resolution with these 2 changes noted above. Carmel Greico motions, Lynn LaCarrubba seconds. Vote by show of hands: 16/18 vote yes, greater than 2/3 affirmative motion passes.

Board Roundtable:

Nominating Committee: Terry Matthews

District 10 is now vacant. Received notice of resignation from Jan Jaeger.

Nominating committee met on 5/28 and Terry Matthews makes a motion to accept William Thompson to be approved as a trustee. Mike Curry seconds, motion carries.

BT will stay on until a new Treasurer is in place. Notification has been posted for the open Officer role.

Finance Committee: Phil Capobianco

Met with BT to finalize the Kelly Law submission. As of 6/22/17:

40 pay plans: 1 paid in full, 31 plans on time, and 8 delinquent. Names of the delinquent members have been given to BT for follow up and action.

Carmel Greico – Clubhouse is open and being run again by Gloria Bolino.

Mike Curry – BBQ is at 6pm at the club. Farewell for Jaeger family. Will be doing a collection as a thank you.

Terence Brill – 10 lifeguards for season. Had meeting yesterday. Sports club will start on July 3rd. Ryan Collins is director.

Chris Merck – thank you to the members who came out for community day. The transition to the new manager has gone smoothly. Roads are in good shape. Ask if you see any obstruction in the drains to please clear it out.

Bob MacLean – Lake looks good. Weed and algae treatment is complete. Weekly inspections. Growing of the bass seems to have been successful

Nathalie Brill – new owners in her district have asked about a dog run/park. Nice dog park right in Vernon.

Lynn LaCarrubba – Comet security is here. Judy Kelly is the badge checker. Please everyone pick

up and wear your badges.

Dottie Ward / Kerri Summa – many comments on how great everything looks.

General Membership Comments:

Jackie Matthews – 10 Walkkill Dr. – Should have a defibulator at the Clubhouse. Really concerned about the children during sports club. I am certified CPR trainer and will do it for the cost of the card. Believe there is no liability regarding access or no access. Jackie taking the action to come back to the management committee and answer all questions regarding the requirements for number of people that need to be certified etc.

Julie Koop – 2 Decker Pond Rd – Is it my responsibility to clear out the drains on Decker Pond rd and Oak Lane? Yes, homeowners are required to keep the swales and culverts clear in front of their properties. Chris saw the loose macadam up there will take care of it.

Kellyanne Tomosula – 9 Cedar Lane – Want to thank everyone in the lake community for coming out for the memorial for George Streisel and for their love and support. It means so much to the family.

Ellen Frank – 37 Cedar Lane – water still has a Sulphur or rotten egg smell. Chris and Shawn will go and see what is up.

No further comments from the General Membership.

At 11:28 Bob asks for a motion to adjourn. Nathalie Brill motions to adjourn, Kerri Thompson seconds. Meeting is adjourned.

General Membership meeting requires 10% of MGS for quorum. 260 MGS, so need 26. 40 in attendance.

Next meeting is July 28th at 7PM at the Clubhouse.