

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting

September 2, 2017

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

MINUTES OF MEETING

Meeting called to order at 10:05 am by B. Smith. J. Costello led the pledge.

Bob Smith asked for questions/comments on July meeting minutes/ Motion to approve Kerri Summa. Eleanor McLean seconds. Minutes pass.

Treasurer Report: Paul Foucaud:

As of 7/31/17 bank balance - \$331,977. Liabilities (funds owed to committees) - \$45,315. We will Reverse reserve for benches \$3,000 for 6 benches. All have been completed, reserve reversed and 3,000 credited to Ladies of the Lake. Community fund balance - \$266,642.

Income – 2017 budget based on 280 dues paying members. Through August we have 278 that have paid or signed a payment plan. We have 42 MPS referred to Dolan & Dolan for collections. O/S dues balance: \$539,536 includes

42 MPS	\$484,349
12 Unimp lots	\$4,106
Pay Plans	\$51,079

Expenses – Through July report 3 accounts exceeded budgeted amount. Capital improvements – Negative variance of \$3,217 resulting in cost of capital road work in the glen. This overage is offset by positive variance in Roads & Bridges. Equipment Repairs & Parts – Mgmt Comm approved repairs to the blue pick-up truck earlier in the year to be sure truck was operational. The cost was less than buying a used truck to replace. These repairs were not part of the 2017 budget. Currently over by \$350. Anticipate additional variance in this account as we purchase tools necessary for the new manager. Miscellaneous – With change to the new managers, determined the old computer issued to Brendan was no longer current and of no value. A new computer and phone were purchased for the new manager and charged to this account.

All other expense accounts are on track through July. Looking forward, we expect negative variances in the Manager Salary, Payroll Taxes and Health Insurance related to the 2 month overlap for training we approved during the Manager transition period. Total variance in these accounts projected to be \$5,000. Will look to offset with savings from other accounts.

Overall, finances are in the best shape in a long time. Income is strong based on collections process with Dolan & Dolan. Received \$81,700 in back dues through July vs. budgeted amount of \$50,000. As of end of July, we have received \$385,646 of income which represents 100% of the budgeted amount for 2017. We are expecting further income from Dolan & Dolan from collections, as well as income from our own pay plans. We will also receive our 2016 Kelly Law funding sometime in the fall.

Estimate to complete expenses is \$135,000 for balance of the year. Community fund balance is \$266,000. Projected surplus at year end \$131,000. While still below desired 6 month contingency fund, healthier than we have been able to operate since 2011.

Board Round Table:

Finance Committee – P. Capobianco – Due to health reasons, will need to resign from the Finance Committee. He will retain his position as a Trustee.

Community Relations: C Grieco – Thank Gloria Bolino for another wonderful season at the Clubhouse.

President Update: B. Smith

Vernon will hold a Bulk waste drop off on 10/14. Require proof of residency. No construction debris or hazardous waste allowed. Will post on website and send out a blast.

Letters sent out to those pay plans that are not on track.

Communication to be sent in October to anyone that has a renter and had not yet registered for the pilot program. To date have 6 current, 2 more expected in September. Income through July \$1,650.

Visconti lawsuit appeal in New Brunswick NJ on 9/12. Expect decision 2-4 weeks after hearing.

Discussion with Vernon regarding Irene damages. Does not resolve, town is responsible under municipalities act.

Operation - Chris Merck - Thanks to Shawn and staff for efforts. Ladies of the Lake have offered money to improve the bathrooms at the office. Still need to work out Plan/funding, hope for start of next season. Donna Curry appointed to consult on behalf of Ladies of the Lake.

Trustees – Mike Curry –

End of season BBQ will be at the club, not the beach. Golf has contributed \$2,100. About \$7,500 over the years. Want to put picnic tables outside of club similar to ones at the beach.

BT and Eleanor are working on the covenant and deeds.

Eleanor McLean – handicap parking at the office has been wonderful. Signs will be taken down at the end of the season.

Carmel Grieco – can the bathrooms at the beach be opened though September? Shawn will open.

General Membership Comments:

J. Nielsen 14 Birch Rd – When is garbage pickup over the holiday weekend? Tuesday.

E Frank – 37 Cedar Lane – Apparel is being sold at the BBQ. Set up in the clubhouse at 5:30.

L. DeSimon – 92 Lakeside Dr – Would like to thank Phil Capobianco for his many years of service.

T. Keeley – 1 WalkillDr – Grandview Rd is in bad shape. A lot of left over gravel at Lakeside/Walkill Dr hear tries spinning as they go around. Chris and Shawn will look at roads.

Jerry – 12 Grandview Rd – had a group of young people invited as his guests for the day. Concerned by the number of times they were approached and asked for badges and if they belonged.

At 11:05 Bob asked for a motion to adjourn. Nathalie Brill motion, Peggy Merck seconds. Budget meeting is in November, Budget inputs are due to Paul. .