

LAKE WALKILL COMMUNITY, INC.

Annual Membership Meeting

July 28, 2018

TRUSTEE		OFFICERS		DISTRICT REPS	
Mike Curry	*	Bob Smith	President	* #1 Rosemary DenBleyker	*
Phil Capobianco	*	Carmel Grieco	VP Community Relations	* #2 Dottie Ward	*
Terry Matthews Sr	*	Tim Olsen	VP Insurance /Safety	* #3 Kerri Summa	*
Eleanor McLean	E	Bob MacLean	VP Lake Management	* #4 Kerri Thompson	*
BT Thompson	*			#5 Pat McGannon	E
		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 June 30th meeting minutes. There were no questions/comments. Phil motions to approve Rosemary seconds. Minutes pass.

Treasurer Report: Paul Foucaud

Balance Sheet :

6/30/18 balance	\$413,346.13
Liabilities and committee funds totaling	\$52,787.47
Community fund balance	\$360,558.66

Income:

Our 2018 budget plans for 285 dues paying members. Through July 27th we have 280 members that have paid or have signed a payment plan. We have 40 members with membership privileges suspended that have been referred to Dolan & Dolan for collections.

The outstanding dues balance is \$549,967.97 including:

40 MPS	(suspended)	\$ 498,613
1 Late/Unpaid payer		\$ 11.34
11 Unimproved Lots		\$ 3697.23
Paid/Pay Plans		\$ 37,991.73

Expenses:

Through the July Report we have two accounts that have exceeded the Budget Plan:

As mentioned last meeting:

Dolan and Dolan Legal (approximately 25 percent) – Due to carryover expenses of the Visconti Lawsuit.

Postage and Office supplies (approximately 48 percent) – Due to expenses associated with the new nomination and election process and By-Laws update.

Board Roundtable:

Lake: Bob M

Algae under control. Spot treatments every Friday. Aquatics – all looks good. Add dye to deter weed growth. Lake to be drawn down this fall.

Trustees: Mike

Trustees held a work session. Try to come up with way to get more people involved in the lake and the process. Discussed septic tanks and how to get more people involved that don't currently have their tanks pumped.

Community Relations: Carmel

Pat McGannon has communicated that she will be resigning from her district 5 rep position. Jeanette Becz is willing to take over until the next election period, as stated in the by-laws the Management Committee may appoint a replacement. Carmel makes a motion in accordance with the vacancy language in the by-laws to have Jeanette Becz take over as district 5 rep. Phil seconds, motion carries.

Ladies of the lake donated \$2k toward the AED devices, as well as \$10k towards the new bathrooms at the office.

The ladies would like to investigate having the electricity upgraded in the clubhouse to allow for air conditioning and/or heat. Take action to get estimates and options on how this can be done.

Shawn, Bob and Chris

Operations: Chris

Everything looks good, bathrooms are done and operational.

Security: Bob S for Lynn

No major issues. Comet is here as normal. Will have support from Vernon PD for Regatta weekend.

District Reps:

Rosemary – what is the curfew for the lake? Security does do their rounds, As per the by laws it is 10pm for 13 and under, 12 midnight over 13.

Dottie – Boat that was in treating chased the geese what happened to them? Permit is expired, In process of getting it renewed so they can be dealt with. Chris asked that if anyone sees their nest to please let them know because they can must be harassed prior to removing the birds in accordance with the permit.

Peggy – Clubhouse rented August 18th and September 22nd.

Kerri – Bathrooms look terrific

Alexis – would it be possible to put a speed bump on Oak Lane? Will need to re-visit at November budget meeting in November when roads budget is established.

President Update: Bob S

Fence approval 103 Lakeside Dr. Fence was erected, not done correctly, then fixed and application completed. This is not a new fence, but a replacement. Bob M makes motion to approve, Peggy seconds, and motion carries.

Lake will be putting a fence application in to do something about the bear access to dumpsters. Installing concrete pad outside of garage. Will bring to the board for approval in September.

Ladies of Lake submitted an application for a Margarita card party, with alcohol on August 21st. Nathalie motions, Kerri Summa seconds, motion carries.

MPS detail is included in the management committee packets as well as the May and June Manger reports.

Update on water test as of last meeting – sample taken last week. Used the guidelines for testing when a new house is purchased. Will advise results.

There are a few spots left for the AED training being held 8/18. Sign up with Violet in the office.

Regulatory dam inspection due in 2018. Scheduled for the fall.

Election Committee Report:

Carmel acted as chair. Rosemary DenBleyker, Karen MacLean and Jeanette Becz counted ballots along with Carmel.

105 ballots were received back. Results are:

Trustees:

Mike Curry
Phil Capobianco
BT Thompson
Terry Matthews
Jeanne Nielsen

President:

Bob Smith

Officers:

Tim Olsen
Bob MacLean
Jennifer Costello
Paul Foucaud
Lynn LaCarrubba
Carmel Greico
Peggy Merck
Denise DeSimon

General Membership Comments:

Jeanne Nielsen – 14 Birch Rd– At the end of Maple there is no stop sign as people come down the S hill. Should have a stop or yield. Chris Merck response -Corner grows in quite a bit. Will look at that spot.

G Brusco 57- Lakesdie Dr – Last meeting raised testing of personal well water. Called company that was mentioned and the free testing program ended. Had water tested for \$50 and coordinated with some neighbors and results were good. Gerry stated that he thought more should have been done to communicate with members about the free testing program. Garden hose works well on geese. Raised a question about why we don't have aerators in the Lake. Bob – the oxygen level in

the lake is good and adequate which would be the reason (other than aesthetics) that you would install an aerator. Gerry asked why Bob McLean has an aerator in front of his property Bob M response – for aesthetic reasons)

Denise DeSimon - 92 Lakeside Dr – Swim season has their last 2 home meets this Monday and Thursday. Looking for 4th undefeated season so please come by and cheer them on!

John Kennedy – Lakeside Dr – What exactly does the lake test for? Bathing requirements as per the state regulations (bacteria – e Coli). What other tests are done by the Lake Management Company do? Bob M - Will find out exactly what the tests entail?

Fran O'Leary – 64 Lakeside Dr.- Lakeside Vegetation needs trimming at Union and Lakeside. Signs there are covered can we get the over growth dealt with? Answer – yes, this will be addressed

Nathalie Brill – 101 Lakeside Dr – There is no moss or algae by my house and we do not have a bubbler. Would be nice if the expertise people have are put into coordinating to handle/organize a group for water testing.

At 10:52 Bob asked for a motion to adjourn. Peggy motions, Nathalie seconds. Meeting is adjourned.

Need 10% MGS so need 28 present. More than 10% were present. .