

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting – Open Session

June 13, 2020

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Rosemary DenBleyker	*
Carmel Greico	*	Vacant	VP Community Relations		#2 Dottie Ward	E
BT Thompson	*	Tim Olsen	VP Insurance /Safety	*	#3 Kerri Summa	*
Jeanne Nilsen	E	Bob MacLean	VP Lake Management	*	#4 Kerri Thompson	E
		Denise DeSimon	VP	*	#5 Jeanette Becz	*
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	E
		Jennifer Costello	Secretary	*	#7 Nathalie Brill	*
		Peggy Merck	VP	*	#8 Alexis Phalon	*
		Paul Foucaud	Treasurer	*	#9 Laurie Hohnarth	*
					#10 Vacant	
Manager Shawn Reardon n/a						
* = in attendance E=excused U=unexcused						

MINUTES OF MEETING

Bob calls meeting to order at 10:01 am

Jennifer leads pledge of allegiance. Lead a moment of silence for members lost over the winter season. Specifically, Terry Matthews who served on the management committee for years.

Any questions/comments on minutes from November 17th meeting? Bob asks for a motion to accept minutes. Kerrin motions, Peggy seconds. Motion carries.

Treasurers Report – Paul Foucaud

Balance Sheet End of May	\$444,162
Liabilities/Comm Funds	\$ 40,622
Swim Team	\$9,964
Teen Canteen	\$5,895
Ladies of Lake	\$12,453
Golf	\$9,662

This leaves community fund balance of \$403,540

2020 Budget plans for 295 dues paying members

Through June 12th:

287 paid or signed up for payment plan

2 mps referred to Dolan & Dolan for collections

O/S dues balance: \$554,596.87

33 MPS \$557,165

9 Unimproved Lots \$5,252

49 Pd/Pay Plan \$48,950

Expenses:

Through May there are 2 that are over budget. Water by \$6,000 and Buildings and grounds by \$2,500. This was due to the new AC in the club and the new water system. A revision to the 2020 budget will be discussed for these additions.

Through May \$1,495 has been collected for Tree donations. To date, \$1,050 has been spent.

Revision to 2020 Budget:

Big ticket item – Kelly Law income from Vernon 36,000 not received. Did not receive tax refund from NJ. 4Q collections check didn't arrive until January. Have adjusted all items into \$429,00 income for 2020.

Application of current assets – neg number. In this case because of all excess income in 2020 putting into the contingency fund and likely what will be used for damn repairs to reduce out of pocket for members.

Electric 10k this year not in 2019 as expected AC \$2,500 more than what we put in budget (increase in price of units since we got original quote and the need for a special condensate pump for each unit because we will not actively use the units year round) . Ladies will take up at first meeting in July to fund overage. Currently sitting in bldgs. and grounds. If Ladies Of the Lake do not fund, will pay from contingency fund.

Water system – talk in detail later. \$20k budgeted was not enough for what state and county required Change to \$32k.

Detail on how we will fund damn repairs in 2021 as well.

Questions? Bob asks for motion to approve revised budget. Jeanette motions, Rosemary seconds. Revised budget passes. Paul have John update budget in June reports. On Balance Sheet should move amounts form contingency fund to damn reserve.

Water System Update:

August 2019 Chlorine Contact Tank failed after 50+ years of Service. Sept 2020 county and state came to re-inspect system and require tank replacement and other recommendations. Require contact, storage and manifold layout from well to contact tank and a number of safety improvements to well house. Hire engineer for plan and cost estimate. We got an outside bid to do the work of \$42k not including concrete and fencing, Total close to \$48k. 2020 budget 20k. Contracted another engineer (\$3,500 for Engineering) and bring work in house and have Shawn take on. Was able to complete all for \$30k. Approved by county health Thursday before Memorial Day. Still need to come in person but sent photos and were happy with what they saw. Maps all re-done. 75 connections – 4 belong to the lake, balance are members.

AC for Rentals:

Recommendations are we should allow. Operational cost for 4-hour period – 35-45 dollars. Put 50 fee depending. Peggy will come and turn on and off. Take motion allowing renters \$50 on 4-hour basis. Motion Peggy, Jeanette seconds. Motion passes

Rules clarification for Long Tern Rentals – when we passed rules to allow LT rentals, had a long discussion about counting all rentals toward the 16 not just the registered ones. Today sit with 13 – 9 registered, 4 unregistered. Getting close to 16. Propose clarify only count registered rentals in the cap number. So do not get into situation we don't register someone, and they stop paying dues. Comments/questions about clarification

Bob M – feedback at all on process? Are we running into problems with people that are renting? Do not get any more complaints about rentals. Couple that are problematic seem to be transient and go. 93 Lakeside 3-4 month and moved out.

Nathalie – have we ever hit the 16 number? No got to 15 once. Usually stay around 12-13. Unregistered rental fee increased to \$500.

If no other questions or comments, ask for a motion to exclude the unregistered rental from the cap number. Motion Mike, Denise seconds. Motion carries.

Fence Applications:

95 Lakeside – meets all guidelines. Any questions /comments – backyard only. Motion Nathalie, Kerri seconds, motion passes.

77 Lakeside – side yard fence extending to rear. Also, for a dog. Meets all the guidelines. 4 ft fence. Questions/comments – Motion Mike, Nathalie seconds, Motion passes.

2 for lake water system upgrades - these do not meet the guidelines. 6ft stockade but what is required by the county. One at 9 Flatbush other at top of Windbeam Rd. Take motion for fences for Water System. Motion Peggy, Carmel seconds. Motion passes.

Ladies of the Lake – 4 applications or alcohol related events – card parties and clubhouse dance. Card parties do not need a rider, the dance does, Request is in. Motion Peggy, Kerri seconds, motion passes

Tim will get the insurance rider for Clubhouse Dance, cost to be paid by LOL.

Summer Season 2020 COVID Restrictions:

Draft proposal in packet. We are required to send a supplemental to our aquatic supervision plan with COVID specific. Guidelines are all over the place – some ban beach toys, rafts etc. since people share these items. Approach want to take with the county in general is to communicate to members and leave decision to each member how to safeguard their family and guests. Will need to post signs saying we are practicing social distancing. Face coverings for all people over the age of 2. Not looking to take on an enforcement role. We have not sent to county yet. Suggest providing wipe at all shared areas in the lake.

Bathrooms at beach will now be cleaned daily. Will have wipes available. Ask use wipe on any surfaces they touch before exiting.

“Rafting Up” and Floating (no connecting rafts or boats in a flotilla) is not permitted. Water fountain and foot shower turned off.

Lifeguards will have COVID 19 training and a supply of face masks PPE for them – gloves and a face mask. 1 guard per chair and maintain social distancing. Wipe down chair in between shift.

Denise added that the swimming raft capacity will be limited to 5 people for social distancing

Plan to get to county on Monday and get their feedback.

Peggy – concern is sun house – there are 15-20 kids sometimes. What are we telling kids? Agree that we should provide priority to the elderly and mothers that need the shade of the sunhouse.

Sports Club – twice daily. Terrence Boyle is director. Have asked him to research non-contact sports so the children can still enjoy sports club and maintain social distancing.

Ask all members to do the best that they can. Worst scenario is that an outbreak happened bc we are not practicing the guidelines.

Member comment on COVID:

Michelle Weslowski – 35 Lakeside Dr – groups of kids walking around. Individual responsibility. Can anchor rafts so don't have to be together.

Jackie Matthews – 10 Wallkill Dr. - During summertime babies in carriages use sun house to get shade. Perhaps say no hanging out for people using for shade. People need to think about spreading out. Can we put a sign on the sun house? Signs will be placed in appropriate areas. But no signs should be placed ON the Sunhouse.

Terry Matthews – 10 Wallkill Dr.– does slide open us up to any liability? Are we eligible for any Cares Act money? My school got money plan in by December. Do we qualify as a small entity? We applied for paycheck protection but have not heard back. PPP Application is pending. Eligible for 17.5k. In terms of slide, putting on parents to make the call if they are comfortable with their child uses the slide. Have access to some of the wipes so talk to me after meeting.

Peg Black – 40 Lakeside – is foot shower the spigot? Fountain, spigot and water fountain. Need spigot to water the flowers. Shawn will work out that the spigot can stay on.

Carol Snyder – 70 Lakeside Dr – would it make sense to send a communication to all members to advise what is expected of them. Things are changing rapidly. Will post on website, Facebook and an email blast.

Will keep posted.

Damn repairs – approve engineering contract this time last year. Work up to permitting has been completed. Permit submitted to DEP to replace spillway. Phase 2 is for construction bidding, reports etc., \$54,825 in packet for board to review. Construction estimate \$240,000. Total cost 341,000. Originally said expect \$300-400k. Still holding in that general vicinity. \$29k for assessment on members. \$440 per property would still be required to meet dam funding needs. Talked about any member interested making investment in lake, survey was sent with Dues Bill. 12 members interested up to \$120k of investment. Turn to \$85 per year for 5 years instead of all at once. Legal review done. Expect finalize funding at Nov 2020 budget meeting. Feel good in position not going to be a surprise to members. Motion on contract for bidding and construction phase of the engineering work. Lori motions, Kerri seconds. Motion carries.

Gaeta – negotiate 2-year renewal with no increase. Motion to approve Peggy, second Jeanette. Motion carries.

New clubhouse chairs - Teens generously donated \$3k, golf committee donated \$1k left with \$2k for balance. Cover with contingency fund. 100 chairs with 2 racks.

Mike – Trustee work session a few weeks ago. Discussed the rental program. Work that was done on the water system. Recognize that Bob worked for months on the water too.

Kerri – house on Martin Lane. Town coming to see if there are any violations.

Swim Team – noncontact sports can start June 22nd. Waiting on guidelines. Have ordered masks.

Lynn- badge checker on hand. Comet security also ready to start. Comet says has COVID in place. Will call to find out.

Board Roundtable:

Jeanette – complaints about speeding around Lakeside. Speed bumps being painted.

Peggy – suggestion for a path from end of boardwalk to lakeside drive.

Bob – lake contracted with Aquatic. Treated most of pond weed in May. Algae come in next week and do the alum. Couple concerns with algae. Warm winter did not help at all. State changed regulations to every other week to treat (Copper Sulfate). State regs change. Pellets did go in again this year. Lots of turtles. Good for lake will not harm you. Good for controlling geese and will not hurt you. Please give feedback on fishing when you can.

Tim – shout out to Violet and Bob. \$5k bill for increased workers comp turned into a credit with Insurance audit.

Denise – 7 lifeguards currently hired. Have difficulty after second week in August. During week may not have lifeguards. Melissa Gilespie will offer lifeguard course 6/27 – 6/28 - 15 years old and some pre-reqs. American Red Cross extended 120 bc courses cannot be held for guards who have expired certifications.

Sport Club starts Monday June 29th.

Member Comments:

Gloria Bolino – 2 Cedar Lane – Club opened last night, please wear a mask. She is wearing a masks and gloves. Last night 13 kids in one family. Need to follow rules because store can be closed. Will make people wear masks in the store.

John Farrelly – 46 Lakeside – Regards to COVID concerns – ultraviolet lights work. Not sure how much they cost.

Carol Snyder – 70 Lakeside – what is the status of Regatta? Say by July 3rd will allow 500 people outdoors. Clears us for the July BBQ. Preceding there will be a Regatta, but we don't know what the outdoor events will be capped at.

Motion to adjourn Mike, Peggy seconded.

Meeting adjourned at 11:30.