

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting – Open Session

November 21, 2020

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

MINUTES OF MEETING

Bob calls the meeting to order at 12:02pm

Jennifer leads pledge of allegiance.

Bob asks for questions/comments on minutes from September 5th meeting previously sent to the Management Committee for review. Bob asks for a motion to approve. Rosemary motions, Lynn seconds. Minutes approved.

Treasurers Report – Paul Focaud

End of September Balance \$ 357,440

Liabilities and Community Funds: \$ 58,097

Community Funds Balance \$ 299,343

2020 Budget plans for 295 dues paying members. Through November 20th we have 289 members that have paid or have signed a payment plan. Dropped some member did not pay by October

29 MPS that have been referred to Dolan and Dolan for collection.

29 MPS \$ 485,254

9 Unimproved Lots \$ 5,400

41 Paid/pay Plans \$ 13,670

1 Late/unpaid \$ 0

2018 Kelly Law payment received from Vernon, approximately \$6,000 lower than what as expected.

Budget:

Required to provide detail of delinquency twice per year to the Management Committee. Included in your packet.

2021 is year for Dam project. Current projected cost \$311,500 in 2021. Includes what is left of design, all construction phase of engineering and all construction costs. COVID has delayed approval of permits. Once approve RFP sent to companies, selection of the preferred bidder. Work to begin September 2021 and last for 4-6 months.

Roads – plan for 10k extra. Have 3 year of no oil and chip. Combo of weather and Morris asphalt availability. Morris Asphalt is the only company that services this area for oil and chip.

Club roof estimate 18k. Expect to need to replace areas of the tongue and groove roof deck.

Increase health insurance 4k

Real Estate taxes increased 3k

Put in to replace blue truck and get leaf vacuum trailer. Spoke about some challenges with Vernon with 2019 Kelly Law money. Going to drop replacing truck for net year. Hold off given uncertainty with income.

Property /Casualty Ins reduced by 5k. Combination of snowplow left on the policy and Tim renegotiating D&O coverage. Feel like can take number down. Not going to have the water system expense again.

Page 3 Income highlights:

Set DP at 298 increase from 292 in 2020 . Annotate which properties are likely to come in in 2021. Timing column. At least another 6 properties should come in. Reasonable we can get to 298. Dues 1,066. 34 for capital improvements, same as last year. Dam assessments and collection credit keep same as last year at total of \$1,300.

Income – move forward with loan program. Spend some time talking about that.

Current assets of \$195K – use to pay for dam repairs. Of 311k, 195k come from money we have saved over time.

Page 4 – Loan Program Summary – confirm interest in those who had expressed interest GO out again in the dues bill with the President's Letter. Offer opportunity to all members. Finalize docs June 2020. Goal is 120k in total loans. Oct/Nov 2021 and commence repayment in 2022. \$1,977 per month principal and Interest for repayment over 60 months (5 Years). Absorb loan servicing in annual budget in 2022-2026.

Page 5 – detailed budget. Numbers skewed because of Dam funding. Total prelim 756,483 in income and expenses. Talked about different highlights and covered all the key items. Focus in on Kelly Law Income line.

Estimate 58k, based on recent communications with Vernon, expecting not going to get 2019 funding estimated at 25k. Town has finally sent a contract and we are not happy with reimbursement calculation, so we are not signing agreement at this time. Shortfall of 20k, last year short was 6k. Town has changed how they calculate their cost per mile. This year, equipment cost was \$13,194 In 2018, their cost was \$255,000. In course of year, reduce equipment cost by 95%. No longer cost overhead allowed in the calculation. Law says must provide reimbursement equated to what it would cost them to do our roads. Town roads are paved and relatively flat Our roads are more difficult, do not have curbs, drainage etc. Judge had awarded

Stonehill 50% more difficult than Vernon. Have looked at the engineering report Vernon is referring to, If you look at Stonehill settlement, judge looked t nature of road characteristics. The engineering report assigned lowest weighting on steepness and curves. Normalized numbers so town roads did not look much different than the community roads. Looking at what next steps would be.

Budget Performance Sheet:

Nothing out of the ordinary or changed substantially that have not already spoken about.

BT – on rental fees, how are we defining the grass area. Have fees changed? No all fees are same

Operations Detail:

Take blue truck replacement out. Only change on this page.

Maturity of trees on our property is becoming a challenge. Spending 3.5k and trying to keep up, but we are going to have to watch.

Balance Sheet:

Blue box where we were at end of September. Green box how end 2020. Assume all liabilities to committees remain the same. Silt and dam assessment not going to change. \$143,376 at bottom. Allocate 12k to a legal reserve. Possibility may have to spend some money on litigation. Leave projected comm fund balance of 158k. Long term funding needs 311,500. Current reserve 137, 630. 100 assessment of \$100 per member total \$29,800. Contingency fund a bit lower than past years. Collections have been over projected in past years. Put in \$31K in 2021 budget. Could be more. Have some unclaimed funds \$6,300 from the State of New Jersey. Bank error in our favor. House in collections program was being sold and bank sent Dolan and Dolan check to pay it off. Incorrect amount. Bank made check to D&D. Account closed out. 2 years later, bank says have checks never cashed Fill out paperwork. Sent \$6.300 to state.

Conservation easement timing – takes about a year. If decide to go forward, could see some income in 2021.

Open for comments/questions from MC. Motion to approve 2021 budget, Mike motions , Lynn seconds, budget approved.

Board Roundtable:

Laurie – Quick question on damage on side of road pushing on water lines on Decker Pond. Is that allocated in the budget? Most of that would be labor with Shawn with backhoe. Water pipes run through the culvert. On the list.

Denise – do we have any plans to paint the speed bump next year? On the list for 2021.

General Membership:

Peg Black 40 Lakeside Drive – Snowplow reimbursement and disagreement with town. Is there a discussion with other lakes? It wouldn't jut be us. No, it would be more than just Lake Wallkill

Loan program – are you paying people back on a monthly basis? Isn't that a lot of work? Amortization of loan would look completely different if hold for 3 years with no pay back. Assume 5 year period dues would be accumulation to pay it back. Bob – way we are looking at it, extra \$360 per member for dues of \$1600.

Trying to do is take advantage of member ability to give uncollateralized loan. By-laws forbid entering in to a collateralized loan. Spreading out over 5 years, we are conservative on collections, and income we receive.

Think can do within normal dues without raising dues.

Laurie Hohnath – 6 Decker Pond – testing of water. Was anything done. Forget Bob sent an update. Use Aquatic and normal treatments. Restriction for algae still in place. Should consider doing septic survey next year. Communicate to Larry May- Sept. Next year draining lake at beginning of Sept. Should open money in budget. Need to understand how survey will work. Can tell us stream. But not which septic. Need to see how valuable the information will be. Revisit next year. Wildlife and not picking up after dogs is as detrimental as the septic's.

Bob – canopy skeleton over salt bin. Ran into a small problem. Cover was 8 feet too long. New cover arrived and will be installed Tuesday. Give us a refund for pricing difference and something for all our trouble.

Really good system with the water. One thing we did not upgrade the start up capacitor for the well failed. Health department impressed with all work that was completed. Card received from Jane Jacobs for the dedication of the garage, showing the family's appreciation. Engineers coming in next week on Dam repair. Open issue is how low do we have to take the lake and what do we do with all the fish? Posed question to the engineer. Their suggestion is to include in RFP to the construction company.

Bob asks for a motion to adjourn. Mike motions, Jeanette seconds. Meeting adjourned at 12:58pm