

**LAKE WALKILL COMMUNITY, INC.**

Annual Membership Meeting

July 31, 2021

TRUSTEE		OFFICERS		DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Rosemary DenBleyker *
Carmel Greico	*	John Farrelly	VP	*	#2 Dottie Ward E
BT Thompson	*	Tim Olsen	VP Insurance	*	#3 Kerri Summa *
Jeanne Nilsen	*	Bob MacLean	VP Lake Management	*	#4 Anthony Silecchia *
Chris Merck	*	Denise DeSimon	VP Safety & Sports	*	#5 Jeanette Becz *
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon *
		Jennifer Costello	Secretary	*	#7 Vacant
		Peggy Merck	VP Community Relations	*	#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 the annual meeting to order at 10:02.

Welcome to our Annual Membership Meeting

Jennifer leads the pledge of allegiance.

Review and approve minutes from June 26<sup>th</sup>. Kerri motions, Jeanne seconds, motion passes

Budget 298 Dues Paying Members. Through 7/28 we have 299 members paid or entered in payment plans.

22 MPS referred to D&D

Outstanding dues total \$600,129 - including 22 MPS 8 unimproved lots

Expenses - Equipment repairs slightly over where budgeted for year.

Presidents' and Operations Report: Thanks to everyone attending. Some legal updates. Now that this matter is resolved, I am sharing information. Adverse possession lawsuit from a member. House over property line on to a paper road the lake owns. D&D advised would be unproductive to defend and because of cost to move house, lawsuit would not be on our favor. Board followed her advice, fair amount of legal work to deal with member attorney. As a settlement, lake receive fair market value on piece of land. 3x10;. FMV \$700. Parties involved would cover all legal expenses. \$3.200. Expect complete payment next week.

Lawsuit against Vernon for snow removal reimbursements : Copies of complaint on back table if interested in reviewing the details. Lake Wallkill has joined 5 other private communities because of dissatisfaction with how Vernon is handling the reimbursement regarding snow removal. It also includes lack of reimbursing from super storm Irene. Awaiting town response. Town requested and granted an extension to answer the complaint until September 2<sup>nd</sup> .

Dam – bidders conference on Aug 11<sup>th</sup>. Mandatory for anyone intending to bid to attend. Work to start mid-September. DEP permit already in with DEP. DEP required 2 more permits for removing and re-stocking the fish from the dog pond to the Lake.

20 members committed 145k in loan program. Loan documents are ready and will go out to the members who are participating. Funds are due end of September.

Earlier this year removed several dead trees. In July tree fell on Lindbergh. Put a list together of trees that were deemed risky. Trees Plus did work. Cost is going to be partially funded in the current year budget and the rest will come out of the contingency, Likewise the 2 loads of sand to rectify storm damage to the beach.

JCP&L damaged the water pipes while working on Lindbergh. Filed a claim with JCP&L for reimbursement.

Real estate taxes – Lake appealed 2020 assessment. \$604-\$644K in value. 6.6% increase. Appeal included deed restricted properties. Few meetings with assessment co and tax assessor. Lowered assessed value to \$420K. Tax bill for August under new assessed value is \$2100 vs. May bill which was \$4700. Expect annual savings to be \$6k.

Over past few weeks have had several members volunteering to help get the Algae out of the lake. Shawn put boards into the spillway to raise level of the lake, which allows cooler water to come into the lake and lowering the temperature. The level gets high enough to allow us to skim the algae off using the spillway. Believe got 90% of the algae out of the lake. By getting algae out all nutrients are reduced. Shawn Arranged for place to take outside of the lake. Many thanks to all who volunteered. Moving forward we will look at other considerations to reduce the nutrient load in the lake...making sure EVERYONE is pumping their septic at least every 3 years, investigating Bio Char for the lake inlets to try and capture nitrogen and phosphates before they reach the lake.

Noise complaint – asked letter to be read at the meeting. When I am done, I will talk about what we are doing with security. Bob reads the letter. Spoke to Lynne and had a conversation with the security guard. Last week went to a house on Cedar and asked them to keep quiet. Was satisfied and no further action was taken. When they are on patrol it is their accountability. If noise does not stop, the guard should call the police. Reinforce to the membership the town ordinance is where the authority is. If they believe it is not being followed, they should call the police.

Operations Update – We received over 50 inches of snow between Jan-Mar. Dale was enlisted to help Shawn for round the clock plowing. Couple projects of note – canopy for sand and salt pile. Protects from elements. Garage next to office was refurbished, Closet on rear of garage was completed. Office was renovated. Clubhouse and well house got new roofs in spring. 1,200 ft of bead board needed to be replaced. Total project cost \$20k. Was in budget. Significant roadwork. Oil and chip not done for 3 years with Morris asphalt. Glen Rd, Lakeside, Decker Pond, Oak Lane, Clubhouse Sq North completed in their

entirety. About half of the mileage this year and plan to do the other half next year then get back to a 3-year rotation. Renovation of office first floor. Removed old mailboxes and made space more functional for our office manager. Deferred lumber intensive projects since prices have increased and did not make sense to do that this year. We appreciate all of Shawn's hard work.

Office manager – want to say a few words about our office manager. She is the face for all people who deal with us in a professional manner. Important you know her contribution to the community and how valuable she is.

Insurance – Tim Olsen. D&O policies, health insurance, works comp, general liability, auto insurance, alcohol rider for dance. Sent policies out for re-bids. Saved \$12K last year.

Treasurer – Paul – 299 paid members. Few properties in the pipeline to sell. Over \$18K for back dues collected and will be more once the other properties turn over. It is important to note that prior to collections program, we paid legal fees for all the collections work. Now the lawyers bill through the collections process and the general membership is no longer absorbing that cost. Significant savings in Legal fees

Recreation – Denise Sprots club under Terence Boyle. Doing a fabulous job. The am is for 5 and up. Night 10 and up. Hours will change August 16<sup>th</sup> to 12 since swim team is concluded. Sport club Olympics August 12<sup>th</sup>. If dates change will be posted on facebook and email blast.

Lifeguards: recruitment started in January. Sent to local high schools to no avail. Worked with Melissa Gilesspie as well. We held red cross certification and received 2 newly certified guards. Member offered to work with Crystal Springs. June 26<sup>th</sup>- July 1st we will be operating under special exemption. Lifesaving equipment will be placed at the guard stands, beach raked daily, and swim lessons offered.

July 2<sup>nd</sup> – 11<sup>th</sup> modified schedule. Plan to continue through August 15<sup>th</sup>. Attempt to have guards post August 16<sup>th</sup>. Weekend coverage attempted through Labor Day. Few equipment purchases. 3 new umbrellas and need new head immobilizer for the backboard.

Election Committee - nominations sent out, sent out the ballots. 81 ballots returned, Bob will read results.

District 7 and 10 vacancy election. Like to thank Violet and the election committee members – Peg Black, Lois Capobianco and Jackie Matthews. Vacancy election would be voted by the management committee at the Sept meeting.

Lake – Bob M. Lake has been a challenge this year – it is looking better. Typically contract with Aquatic Analysis to handle the weeds and nutrients. Test lake weekly and spot check if any algae. This year had a lot of algae. Increased nutrients – road runoff, septic, feces, and fertilizer. Must look from a long-term standpoint in the septic run off. Must be careful what you are using on your lawn. Need to get phosphate free detergent. Bio char – look to purchase and put on inflow stream. Limited septic study on septic around the lake. Water clarity has been good – too good. Put more dye in the lake to slow weed growth. Oxygen levels not good and lake turns over, can get a fish kill. Using pellets for the muck. Will analyze how successful it was once the lake is lowered for the Dam work.

Septic – mandatory pumping is in the rules and regulations. Have not done a good job at enforcing. Frequency is dependent on number of people, use of laundry and dishwasher. Every 3 years should be pumped and documentation to be provided in the office. Management Committee will look at what the fee should be for those that are not compliant. Community pumping in August. Please make sure you make a copy of your receipt and provide to Violet so it can be recorded.

Trustee Update – Mike. Work sessions 4-6 time per year. Discuss various topics ie any changes to rules and by-laws.

Community – Peggy. 5 clubhouse rentals so far this year. All went well. 5 more for remainder of the year. Have decided not to rent out in July through Regatta so it is available for community use.

Ladies of the Lake – want to know if we can have stands at the bleachers to put some umbrellas up. Who would install and take down? Regatta calendar is in the back, please sign up to volunteer if you have not done so already.

Security – Comet is on duty Fri and Sat night.

Regatta – Kerri – have programs and all is going well. Early practice starts Monday. Road closing. Will send email blast and post on Facebook page.

District Reps: Any have an update?

Kerri – members are asking about road erosion on Cedar Lane. Not sure what can be one this year but will look at it. Cedar is on the list for next year.

Election Results:

TRUSTEES: Mike Curry, Chris Merck, BT Thompson, Carmel Grieco and Rosemary Den Bleyker

District 1 Jack Jerschina, District 3 Kerri Summa District 5 Jeanette Becz District 9 Laurie Hohnrath

No candidate for District 7. District 10 is also vacant. A Vacancy election for these districts will be conducted in August per the By-Laws with the Management Committee voting at the September meeting to fill the vacant positions.

#### **General Membership Comments:**

Ellen Frank 37 Cedar Lane – thank Bob for keeping lake great. Geese are back and there are mound of geese poop and did not look like the beach had been raked. Lifeguards are raking every morning. Put new battery in the geese light and coyote is back. Will be taking more aggressive measures but need to document the harassment is being done. Are the first aid kits and AED available? Yes kits are at the lifeguard stands, AED is in the office.

Terry Matthew 10 Walkkill Dr –Number of new people in the lake and it might be useful to put MC bios on the website. It is the candidate's option whether to provide.

Jackie Matthews 10 Walkkill Dr – election committee we counted the ballots yesterday. Can we put them alphabetically? May be easier to count. Ladies of the Lake has a significant amount of money. Looking at how to replace bleachers at the lanes. Might be gift to the committee. Bob – have heard from members that would like a structure at the boardwalk. It would be a large commitment. Kit alone is \$40-50kThen cost to prepare the site. This year with the Dam, we do not have the capacity to look at it. Can start planning at the end of this year and look at funding for next year. 20x40. It would offer another outdoor venue for people.

Gloria Bolino - 2 Cedar Lane. Sunday there is a food drive between 1-3 down by the well for NJ Veterans.

Fran O'Leary - 64 Lakeside – would it be feasible for the dam construction people to look at the construction of the bleachers? The engineering for a pd to put bleachers on is not on the level of the dam. Cannot add to the statement of work with bidding happening in early August.

Motion to adjourn – Lynn motions, John seconds. Meeting adjourned at 11:12am.

Require 10% of members in good standing for a quorum = 31 members. 41 total members in attendance. Quorum is reached.