

LAKE WALKILL COMMUNITY, INC.

Meeting

March 18, 2023

TRUSTEE		OFFICERS		DISTRICT REPS		
Mike Curry	*	Bob Smith	President	*	#1 Jack Jerschina	*
Carmel Greico	*	John Farrells	VP	*	#2 Terence Phalon	*
Vacant		Tim Olsen	VP Insurance	E	#3 Kerri Summa	*
Rosemary DenBleyker	*	Bob MacLean	VP Lake Management	*	#4 Gloria Bolino	*
Chris Merck	E	Denise DeSimon	VP Safety & Sports	*	#5 Jeanette Becz	*
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	E
		Jennifer Costello	Secretary	*	#7 John Brill	*
		Peggy Merck	VP Community Relations	E	#8 Alexis Phalon	E
		Paul Foucaud	Treasurer	E	#9 Laurie Hohnarth	E
					#10 Vacant	
* = in attendance E=excused U=unexcused						

MINUTES OF MEETING

Executive Session called to order by the President at 10:010am. Jennifer ledge pledge of allegiance.

Approve minutes from last meeting. Bob asks for motion if no questions or comments. Mike motions, Rosemary seconds. Motion carries.

Treasurer Report – Paul

January balance - \$144,948

Liabilities and Community Funds \$66,939

Income:

2023 budget plans for 312 dues paying members. As of 3/17/23 194 members have paid or signed payment plans.

113 members have not paid. 13 MPS referred to Dolan & Doan.

O/S Dues balance: \$354,606, 113 unpaid \$146,018, 7 unimproved lots \$6,411 and 35 payment plans \$166,339

Open CDs at bank this afternoon. Better interest rate than savings account. 3, 4, 5-month CDs. Over course

of a year will earn \$1,000.

Element of the budget that would allow members to pre-pay the 2024 dues. Needed 27 members to participate. Through last week, 40 people have signed up. Provides breathing room for budget we were looking to settle.

Negotiate settlements with people under the new Municipal Act. 102 Union – settlement was refused. New owners paid transfer and initiation fee at closing. Sent rental fee and application. 4 more properties in tax sale foreclosure. By-law changes put into effect would allow us to foreclose on properties. These are deemed too risky right now.

Board Roundtable:

Bob: Watershed management document – also on website and sent out via blast. Town submitted grant to the Highlands Commission across all of Vernon. 17-18 lakes. January was approved by Highlands. Vernon approved acceptance of the grant and signed a contract with Princeton Hydro. We are a part of Phase 1. Work is being done this year. There are other grant monies available for other water quality projects but are only eligible if you are part of a water shed management plan. A lot of focus around this issue with harmful algae blooms (particularly in New Jersey) is driving a lot of attention. No cost to us, fully funded by Highlands.

Fence Applications:

21 Cedar Lane: privacy fence between house and neighbor. Houses are close together. Diagram is included. Mike - why 6 and not 4fy? Want privacy plus keep dog fenced in and the neighbor's dog out! John motions, Jennifer seconds, application is approved.

22 Glenwood Lane: posing 2 plans, A and B. Wants to stop the flow of traffic across property to houses behind. Open to comments/questions. A is 6 ft., B is 4 ft. Infront of house, at the edge of the road. Most of plan A is inconsistent with the guidelines, Motion to approve plan B. Mike motions, John seconds. Plan B is approved.

Raft is in the doggie pond. Plan this winter at the bottom of the spillway we are having shrinkage cracks. Not uncommon and not a problem for the spillway. Water pressure behind the lower section of the spillway. As the bottom of those panels drill weep holes to alleviate the pressure. Planning once pond froze to drill. The pond did not freeze! Put in the budget to replace the raft, so using the old raft to drill the holes.

Tree Survey – 20 dead trees that pose a risk. Put together bid sheet for estimates. Have quotes form 9-14k. Had 10K in the budget. Spent \$1,300 on Summit earlier this year. 4 are close enough to the power lines – have reached out to JCP&L. Will leaves these out of the bid and hope JCP&L takes care of them.

Terrence – Member approached about ATV driving around the lake and why. Shawn is addressing Bob M – Anticipating another great year. Aquatics will be treating lake again this year. Treatments will start in May.

Lynn – Comet will be doing security again this year. Bob reminded that we want to meet with them before the start of the season.

Denise – Lifeguards for this year. Appealing to the community for assistance, Reached out to Melissa G re: lifeguarding certification course. Application will be loaded to the website soon. Violet will also send a blast. Paul – Volleyball project is underway. Poles and light are on order.

Gloria – working on new freezers for the club. Sent measurements. Electrician advised current ones are not energy efficient. Asked Hershey about providing freezer, waiting to hear back.

Kerri – gearing up for another great swim season. Look for info!

General Membership:

Peg Black – 40 Lakeside Dr – did you speak about the snow litigation? Litigation is ongoing. Attorneys thought settlement would be the way to go. We gave our offer in Dec, the town countered in Feb, early March we countered following their response. Still at an impasse on the way the actual reimbursements are calculated. Met this week, did not meet expectations. Suggested go back to written responses. Discovery is not yet closed because the town has not completed their document production. The judge ordered them on March 10th to produce. Next phase after discovery is depositions. Hoping to settle before that phase.

Janet Smith – 45 Lakeside Dr – thank you to everyone who participated in the brick paver fundraiser, 147 bricks were ordered! Also we are looking for new members to join the garden club.

Bob asks for a motion to adjourn meeting @10:39AM

Mike makes the Motion

Terrence seconds

Meeting adjourned