

LAKE WALKILL COMMUNITY, INC.

Executive Committee Meeting

November 18, 2023

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

MINUTES OF MEETING

Meeting called to order by the President at 10:03am.

15 Management Committee Members Present

Lawsuit – Settlement has been reached with the town on the lawsuit. We will receive past damages for 2019-2022 in the amount of \$101,000. 2023 will be reimbursed on the same basis as the damages were calculated for 2019-2022. For the budget we assumed \$5,000 for 2023 and therefore income in 2024 of \$106,000 as the town has 45 days to make payment.

The settlement also addressed snowplowing in the future. Beginning January 1, 2024 the township will take over snow removal. The town has informed us that they plan to do this through the use of contractors. The town has issued a public bid for the snow removal work, bids are due back November 21 at which point the town will need to evaluate the bids and award contracts to the winning bidder. So beginning in 2024 we will not incur costs for snow removal. The settlement agreement requires the town to provide the services for a period of 10 years. If after the 10 year commitment they want to return to a reimbursement model they need to give us 18 months notice. The settlement agreement has been recorded with the court as a condition of the settlement.

As a result, the snow plowing required by Shawn will be limited to parking lots, mail boxes and the office. Accordingly, we have planned for some insulating of the garage to make it more appropriate for Shawn to use in the winter months for project work. In 2024, we plan for him to construct the new public docks that will be installed in the Spring as well as work on street signs.

IT – we have been using a ‘home grown’ system for managing our dues and member accounts for some time. The system, Manage More, requires a significant amount of manual work for Violet and we have the opportunity to move to a modern Homeowners Association IT application that can handle our dues and accounts but also has additional functionality we can turn on over time to streamline and electronically organize our office operations. The cost of the new system is \$229 per month. In 2024 we will run both systems for 6 months. The Application, Pay HOA has communicated that they can have us up and running in time to do our dues billing for 2024.

Asking Committee to review the budget lines for employee salaries and benefits. Proposed 2% increase for Shawn and Violet. There being no questions or comments, we will approve the salaries and benefits as part of our vote on the Budget in the regular meeting.

The budget this year proposes dues of \$1,200, Dam Assessment of \$100 and a Tree Removal Assessment of \$50. We will also move to a flat fee for badges and stickers this year of \$10 bringing the total 2024 bill to \$1,360 per improved property.

Question from the committee about AirBnb type rentals...are they legal? AirBnb and similar on line platforms are another form of advertising a rental so in that regard they are within our By Laws and Rules & Regulations. What someone advertises can run afoul of our by laws and R&R. In the past we have had people try and rent a room in their house. Our by laws do not permit boarding houses so we communicated this violation and that situation was resolved. But a member renting their whole house can do that as long as they pay fees and meet the requirements we have in the R&R. We currently track these online rentals. We have 3. Over the course of 2023 we educated the members on how the rentals need to work and the fees that must be paid. All three are in good standing.

The Trustees have also been looking at whether any changes to the R&R are needed and based on the current rentals and their good standing do not think any changes are needed at this time.

Call for motion to adjourn the executive session at 10:58AM

D DeSimon makes motion

Carmel second

Motion passes