

LAKE WALKILL COMMUNITY, INC.

Membership Meeting

May 25, 2024

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

* = in attendance E=excused U=unexcused

MINUTES OF MEETING

Meeting called to order by the President at 10:05am Jennifer led pledge of allegiance.

Approve minutes from previous meeting. Bob asks for motion to approve. I no questions or comments. Laurie motions, Jeanette seconds. Motion carries.

Treasurer Report – Paul

289 paid
 21 payment plans 126,001
 15 late/not paid 385,026
 6 mps referred to Dolan and Dolan 10,912
 4 unimp lots 5,376

Expenses are currently on budget. Commentary: We have opened more CDs.

4 properties currently in collections projected to payoff June/ July \$61,000 ~12% of current o/s dues balance.

Dolan and Dolan will be communicating late fee discount program to all members currently in collections next week.

23 decker pond rd Land Swap Resolution– after removing deck to facilitate new septic, can't put deck back due to insufficient setback. Owners have proposed to Trade pieces of land with them to give setback that would allow them to put deck back and meet setback. Confirmed that the Lake property was purchased in 1979, not part of the original deed from developers. Owners will cover all cost to execute the transfer. Q - Does swap have any implications to the lake. A No, other than a different configuration of the buffer...the contiguous buffer remains intact. In packet for MC to review.

Questions from the MC – B Fay – what current set is back – from rd is 40 feet from back 10 feet. If Management Committee approves we need a full membership vote and 2/3 of members in good standing. For affirmative vote. Details are in the resolution being asked to vote on today. Jack – would like to see the design of the deck. Lake has no jurisdiction on the deck – the town will need to review the plans and approve.

Peggy motion, Brian seconds, motion passes.

Ladies of the Lake for Clubhouse events for alcohol consumption: generally same as previous years. 6 applications. Approve based on the applications. Any minor scheduling changes would not have to be re-approved. Motion to approve: Mike motions, Jeanette seconds. Motion approved.

Fence application – 3 Hilltop. We have previously approved fence as exception to fence guidelines at that time. Was going to be short black mesh fence at the time. Put up snow fence last year, they removed and put back approved fence. Back for approval of 3 ½ foot picket fence. Vernon has zoning ordinance against front yard fences. We rarely approve front yard fences. Mike motions to deny application, Laurie seconds. Application not approved.

2024 MC elections – call for nominations goes out next week. Return date June 21st. All 5 Trustee positions, all 8 officer and President and even district representatives. Any member can nominate themselves or a member in good standing. Election Committee will take care of review of nominees standing.

Lynne LaCarrubba our VP of Security has resigned from the board due to some recent health issues. We thank Lynne for her many years on the Board!

Management Committee Roundtable:

Peggy- 9 Clubhouse rentals this Spring. All going well. Accepted one on June 30th. Let renter know there was a ladies meeting earlier in the day.

Maryann – thank you for the speed bump change. Will be reaching out as historian for any old photos or experiences of the lake and collect stories/idea.

Bob M – Lake in good shape so far. AA has been in a few times. Twice to get weeds down then alum to take nutrients then every Friday to survey and treat. Because of mild winter, weeds were up early and big. New process called bio char – socks of charcoal pt in inlet streams and takes nutrients out a come down the stream. May help overall. Septic program working well. Fishing is good, turtles are good for the lake. They eat the algae and dead fish. Proposal form AA is to put in 6 different inlets. \$1,500 total. Did not specifically put in the budget but have started the non-septic pumping fee. So far, \$5,600 has been collected. Some will get credit back by end of June. Timeline? Larry can do it in the next couple of weeks.

President Update: June 8th Jenna Mackesy is coordinating a beach raking event at 10 am in the swim area. NJ changed regulations on how beaches have to be staffed with Lifeguards. Used to be 300 ft of beach frontage– 1 lifeguard for 60 swimmers, over 60 swimmers, 2 lifeguards at the beach. Record number of bathers in the beach every day so we know our bather load is always below 60 except Regatta weekend.. State changed a number of years ago. Health department have advised we need to update our Aquatics

plan. For 100 feet of beach, 1 lifeguard. Whole Beach – 2 lifeguards. Normally have 3 lifeguards on weekdays that rotate between the beach and towers. Agreed put another rope line measure 100ft from slide defining 100 ft swim area. Weekend entire beach would be open and staff both chairs in accordance with the rules. Opening June 29th.

Roadwork is underway starting with asphalt – starting with Glen and Lakeside which are getting oil and chip. Troublesome areas and edges of the roads. Hope to wrap up next week and schedule oil and chip. Summit Oak to Overlook and Windbeam will also get oil and chip. Using Morris asphalt this year. Have tried to get other bids on this work. Another company that bid against Morris county contract won that bid. Got name of company over border in NY looking to see if work in NJ. Hoping to get competing bids next year.

Tree work completed. Over 30 trees were taken down. Tried new company, did good job. In conversation with JCP&L on one tree – told us no. Added that to our work. Found additional trees. Total \$15,600. Money from tree assessment was \$15,500. 3 trees marked already for next year. Before November will assess ahead of budget meeting.

Docks: Great progress. 6-7 completed. 2 left to complete - Ridge Rd and DeSimons – culvert that needs to be replaced before dock goes in.

2024 is lake lowering year. Notice will go out to all Lakeside properties. Saw some good results when left lake lowered longer when doing the dam project. Positive impact on weeds at the edge of the lake. Want to do some due diligence with dam engineers if ok to leave it down longer, get through a few freezes.

Garden committee – lot of work the last few weeks. Everything looks great. Many thanks to the Garden Committee Volunteers.

Brian – have 10 lifeguard applications. 2 sports club director applications, overlapping with lifeguard applications.

General Membership Comments:

Terry Spurlock – 20 Lakeside Dr – Sun has diminished lines for pickleball. Can we change the color of the lines? Mike will contact a service provider.

Peg Black – 40 Lakeside – Calendar is out. Emailed and blasted. Copies will be in the office available in the office and at the Ladies Meeting. July 2nd beach towel bingo.

Bob asks for a motion to adjourn. Laurie motions, Kerri seconds. Meeting adjourned at 10:39 am.

20 MC members in attendance.