

# LAKE WALKILL COMMUNITY, INC.

## Membership Meeting

**June 28, 2024**

TRUSTEE	OFFICERS	DISTRICT REPS
Mike Curry	* Bob Smith President	* #1 Jack Jerschina E
Carmel Greico	* Maryann Mitchell VP History/Social Media	* #2 Terence Phalon E
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 Vacant V
	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 8:05 pm. Jennifer led pledge of allegiance.

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

**Treasurer Report** – Bob for Paul

End of May	\$451,918
Liab/Comm Funds	\$55,386
Balance	\$396,532

2024 budget calls for 310. DPM. As of June 27<sup>th</sup>, 307 dues paying members

39 payment plans	\$360,449
4 late/not paid	\$7,498
13 mps	\$360,449
6 unimp lots	\$31,370

Currently over budget on equipment repairs due to unexpected hydraulic repairs to the tractor. Also over on decals/badges. Last minute change in purchasing extra badges/bands. Owners will now receive a minimum quantity of badges/wristbands from this year's dues.

Proposed contract for reserve study:

State of NJ requires to have a reserve study before 1/8/25. Out to bid, Recommend issue contract to Kipcon. Total \$7,000. Study needs to look over a 30 year timeframe. Will look at all our assets, roads and any amenities. Assess where they are in their useful life and when maintenance would have to happen. Look at existing reserves we have. Likely have to start funding a reserve fund in addition to our annual dues. Motion to accept contract. Carmel motions, John seconds.

**Management Committee Election Update:** Bob for Chris

Things are well underway. Deadline for bios is Sunday. Envelopes go out early next week. Return date July 22<sup>nd</sup>. Chris will be scheduling opening ballots in an open session as required by law. Latest regulations require a double envelope process. Sign sticker on label.

**Management Committee Roundtable:**

Lifeguards start tomorrow. 12 full and part time and 1 sub guard. Hired Christiano Gallagher as sports club director.

Bob M – lake looking good this week. Last week, not so good. April – June treatment for weeds. Spot check every Friday. Clarity and fushing are good. Charcoal bags installed in 5 streams coming into the lake. Will monitor to see if that helps. New news – aquatic has merged with Tegriss. Looking into that company for long term. For short term should not be an issue.

President Update – Comet has started since beginning of June. Making change for Regatta. Usually hire off duty police from noon on Saturday until Comet started. Having Comet to start earlier and take the extra shift. Shawn finished public docks. This year is lake lowering. Some time mid sept early oct. Need to put permit in to the state. Learned ok to leave water down for an extended period of time. Still working on what the timing will look like. Letters to go to lakefront owners. Need to submit plan to management committee for approval for any additions, new dock etc.

Peggy – last 2 rentals this weekend.

Carmel – pavers? Waiting for the last 6 to come back from the engravers.

Kerri – Swim team sign up is Sunday. Practice starts Monday.

Gloria – clubhouse is open. Thanks to Bob and Shawn for saving the ice cream with the power. Pickleball courts have been re-lined. Mr. Carlson donated money for portable net on wheels. Enough money for another portable net on wheels.

**General Membership Comments:**

Fran O'Leary Lakeside Dr. – contingency fund is that the same as a reserve fund? No, Spend 25-30k per month before the dues income comes in. When to the Dam loans get repaid? WE are in year 3 of 5. '25 and '26 will complete that. Right now have 30k of operating budget that goes to pay off those loans.

Peg Black -40 Lakeside – if something catastrophic happens do we have insurance? We have insurance on the dam. Lowest Class 3 designation. Risk based on how developed land is past your lake.

Kim Muller – 8 Lakeside Dr – can a blast go out to remind everyone about no alcohol on the beach as well as no dogs on the beach?

Blair Warren – 105 Summit – Can there be a stop sign at the end of Cedar Lane? Not sure that would correct the issue, but will look into it.

Jayne Carpowich - 111 Overlook – had 13 family members in 2 cars and asked to leave. Told them it was a private community and there would be fines. Have some information on a specialty risk company.

Jim Gallagher – 93 Lakeside – structural integrity act. Other areas besides building. What are ramifications if we do not do this? Structural integrity meant any building more than 3 stories tall. Added HOA at the end. Ours is less than structural integrity, but more about maintaining the common elements. Nj Department of Community affairs can impose sanctions and fines if the new law is not complied with.

Tom Maclean – 38 Lakeside – Hill by Judy Kelly house – cannot see as going up the hill. Mirrors do not work on a hill. Work on the perpendicular.

Bob asks for a motion to adjourn. Mike motions, Jeanette seconds. Meeting adjourned at 9:05pm.

16 MC members in attendance.