

LAKE WALKILL COMMUNITY, INC.

Annual Membership Meeting

July 27, 2024

TRUSTEE	OFFICERS	DISTRICT REPS
Mike Curry	E 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 10:04 am. Jennifer led pledge of allegiance.

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

Treasurer Report – Bob for Paul

End of June \$325,766
 Liabilities and committee funds totaling \$52,524
 Community fund balance of \$273,242

Our 2024 budget plans for 310 dues paying members. Through July 26th we have 31 members that have paid or have signed a payment plan. 15 members-with membership privileges suspended that have been referred to Dolan & Dolan for collections.

The outstanding dues balance is \$ including:

MPS	15	\$357,301
DDPP	5	\$88,731
MPS - Lots	7	\$42,618
PP	26	\$10,092
Total		\$498,742

Total Properties in Lake	330
Unimproved Lots	12
Improved Properties	318
MPS (Improved lots)	15
Total Dues paying/PP	303

From late fee reduction program coming in. \$11k vacant lot, member on payment plan paying off. Long term MPS member paying off \$32k \$58K coming in total for back dues. Budget \$34k for back dues. 4 other properties starting to move. 1 going to Sherriff sale. Could get money by year end (22k) 2 tax foreclousres recently have gone to sheriff sale. Another 31k. Not clear when money will come in.

Expenses:

We are currently over budget on Equipment Repairs this is due to unexpected hydraulic repairs to the tractor.

Also over on Decals and Badges this is due to change in purchasing extra badges/bands because owners will receive a minimum quantity of badges/wristbands from this years dues.

Department and Committee Reports:

Election Committee Results: Chris Merck

Thank you to committee for the assist

Trustees:

Mike, Denise, Carmel, Chris and Tim

Officers:

President – Bob

Secretary – Jennifer

Treasurer – Paul

VP Comm – Peggy

VP History/Soc Media – Meryann

VP Safety – Brian

VP Lake – Bob

VP Insurance – Chris

VP Security – Tom

District Reps:

Terrence - D2 Terence Phalon – D4 Gloria Bolino, D6 Larry McGannon, D10 Debbie Lynch- D8 Joanie Maroney (subject to her acceptance as a write in candidate).

All positions will start in September (@Labor Day Meeting)

Presidents Report:

Bob started by welcoming any new members we have with us today and Welcomed them to the community. Our last meeting was on June 28th. Shortly after that meeting the Management Committee received two requests, pursuant to the rules and regulations, for consideration for “family members” beyond the list enumerated in the rules and regulations. These requests were precipitated by inquiries / complaints we

received after the 2023 season about families that were extending member privileges beyond the rules and regulations definition. To address the feedback from 2023, the Activity Permission Form was reviewed and found inadequate...it was not stated clearly that only members as defined by the rules and regulations were eligible to participate in activities like swim team and regatta groups. So, the form was updated to spell out clearly that Members and their children on the permission form had to meet the Rules & regulations regarding membership. The Rules and Regulations also provides for a member to make written request for exceptions beyond the definition. The Management Committee received two such requests in early July. I shared the requests via email with the management committee and asked for their input on how we should handle the requests. The requests raised multiple concerns but ultimately the Management Committee felt that, given these families were participating the he activities in 2023 and likely planned their summer around doing the same in 2024 that we should allow the children to participate for 2024 while the Trustees review the current rules and By Laws to determine if any changes a warranted or if they should be left as is. We expect to report back on this at the September meeting.

Reserve Study: The State of NJ is now requiring all HOA's to complete a Reserve Study to assure that sufficient funding is available to maintain the common properties, buildings and amenities. At our June meeting the Management Committee approved a contract to KipCon Engineering to complete the study. The contract has been executed and the On-Site review is schedule for July 31st. Kipcon is targeting to complete the study by October 15th so that we have time to consider the Reserve Study recommendations on any funding shortfall in our 2025 Budget which we will vote on in November.

Property Swap Vote – 23 Decker Pond Road

We held a vote in June, in accordance with the Community Property provisions of the By Laws to swap parcels of land between the Lake and the Member at 23 Decker Pond Road. The By Laws require a 2/3rd's majority affirmative vote to approve the property transfer. 96% of the members voting approved the property swap...thanks to all that participated in the voting. The owners of 23 Decker Pond had committed to cover all of the cost for the swap to be completed . Happy to report that the Lake has been reimbursed for the Legal work to complete the Resolution as well as the expenses for office supplies and mailing to conduct the Vote.

Property Taxes:

Like many of you the Lake received new assessments for our 23 parcels of property in 2023 for 2024. Our assessed value of all properties was proposed to increase from \$447K to \$578K...a 33% increase. After several discussions with the tax assessor and a detailed review of each parcel our assed value for 2024 was finalized at \$466K, a 4% increase. Our taxes paid last year was \$14K. This year the taxes will be \$12K...a 14% decrease.

Lake Lowering:

2024 will have a lake lowering, something we do every 3 years to allow the Lake and Lake front owners to complete repair work on the walls and docks. Reminder to lakefront property owners that if you are planning any new construction of walls or docks you must submit your plans to the Management Committee by Labor Day. We will have a Committee that reviews and approves plans for walls and docks. Letters have been sent to all Lakefront property owners.

Community Septic Pumping

Dates have been set for Community Pumping at a group rate on August 22, 23 & 24. More dates may be added based on the number of sign ups. All property owners must have their septic pumped every three years and documentation provided to the office. If documentation is not provided by December 31 a non pump Septic Fee will we assessed and billed in 2025.

Operations Report:

We completed our first year of the 10 year agreement with Vernon for them to provide snow removal in Lake Wallkill at no cost to us. Given the concerns many of us had with such a big change from Shawn doing the plowing, overall we were pleased with the service provided by Speidel Contracting. We have been informed by the Town that they will be holding a meeting with the communities and contractors in

September to discuss the upcoming winter season. We're hopeful some of the communication complications from last year can be improved.

We had a new Street Sweeping company this spring complete our annual clean up after the winter snow removal operation and residual grit. Our previous contractor was raising their rates so Shawn put the work out for bid and found a company with new equipment able to complete the work for about \$5,000 versus the \$7,500 the previous contractor wanted. Thank You Shawn.

Road Work:

Road Work was completed in the spring that included the Glen, Lakeside Drive, Summit Drive and parts of Birch and Pochuck roads. In addition to oil and chip, we have continued the practice of shoring up road edges and rain water runoff control with asphalt. We continue to manage the approximately 5 miles of private roads over a three year cycle where we do maintenance of all the roads over the three year period.

Public Dock Replacement
Shawn put in significant effort to complete the Public Dock replacement project before the season got underway. The looks great, they are well anchored to the Lake Edge...a very professional job.. Many thanks to Shawn!

Tree Removals:

We included a \$50 assessment to secure funds to accelerate our removal of dead Ash Trees as a result of the Emerald Ash Borer. We were fortunate this year to get a referral of an additional Tree Service company. As we have done for the past several years, we developed a list of trees needing removal and put them out to bid. Bids from past providers ranged from \$18-21,000...our selected provider JP Tree Works bid \$13,000 to remove 27 trees. Three additional trees needed to be added when JCP&L refused to remove these despite the risk they were to power lines...that brought the price to \$15,000. After completing this work we had a tree partially fall leaning over a members deck from one of our properties by Spring Lane. JP Tree Works returned to remove this leaning tree. Most recently, with the severe wind storm we experienced we had several trees that fell behind the maintenance garage. Tangled in wires and laying on our Fuel Tanks we needed profession help to get this cleaned up. To date we have spent \$17,500 on tree work this year. We have experienced several hydraulics failures on the Backhoe this year that have strained our equipment and repair budget. Given the expectations we have for Shawn to complete work and keep that work "In House" the backhoe is an essential tool for the operations of the community. It's something we'll need to monitor going forward as the backhoe gets older.

Sports Upgrades:

The project funded by the Golf Committee to install a volleyball court, tether ball and lighting for the Tennis/Pickleball courts was completed at the end of June. The facilities seem to be getting extraordinary nighttime use and a real asset to the community. Thanks again to Shawn for the work he did and coordinating the various trades needed to get the project done. And to Paul and the Golf Committee...Paul's planning and the Golf Committee's funding was crucial to getting the project done. When Shawn opened the Clubhouse for the summer we discovered that our circa 2006 Ice Cream freezer was no longer able to achieve cold temperature. We were able to purchase a new modern, energy efficient freezer just in time for the store to open! The Ladies of the Lake generously stepped in to fund the purchase of the Freezer...thank you Ladies of the lake!

Speaking of cooling...one of our mini splits in the Clubhouse was experiencing an issue with the condensate reservoir and pump. After further troubleshooting the problem extends to the condenser unit out back. Shwan is working with outside help to get the part needed to get he unit working again.

Special thanks to Gloria and the Pickle Ball Army for raising the funds needed to re-line the pickleball courts and purchase new nets...the newest sports offing at the Lake has developed an amazing following as Lake Walkill embraces the pickle ball craze.

We had an unexpected failure of the High Dive frame shortly after the diving boards were installed for the summer season. It took a couple of weeks to schedule time with a travelling metal fabricator and welder. The work was completed this week to fabricate the worn frame parts and weld everything back together. The repair cost was just under \$1,000.

Lastly, our beach slide installed in 2008 developed an issue with rust and decay of the main platform at the start of the season. Shawn was able to put a fix in place that restored the safety and stability of the platform to get us through this season. The Golf Committee, who originally funded the slide in 2008 has graciously offered to fund the purchase of a new platform from the original manufacturer. We expect to have it installed prior to the 2025 season.

Security Report:

Comet Security was hired to provide our weekend coverage again this year. For regatta we will also use Comet from Noon to 7 on Saturday. Previously we have used off duty police for the 12-7 shift but this year we will use Comet at a significantly lower cost.

Insurance: Tim

D&O Policies coming up for renewal are out for bid

Lake: Bob

Concerned with algae around the perimeter. Heat making it grow. Stirr last week stirred things up. Aquatic comes in every Friday to treat the lake. Was not able to treat 2 weeks ago bc oxygen level was not good. Lake was treated yesterday.

District Reps:

District 4 Gloria - Cedar Lane there is a dead ash tree. Need to determine if it is on Lake Property. Can we send a letter to the homeowner?

Pickleball: Vernon PAL donated 8 paddles. Tournament for kids and adults this week. Would like to put up a 4x8 wall to teach people how to play. Bob – problem I have is when we first introduced pickleball we had several properties that complained about the noise. Balls hitting against a wall will exacerbate the noise issue. The tennis wall years ago caused many complaints, too loud for the community so we took it down. Take motion to vote: Gloria motions, no second so it does not pass.

District 9 – property on Decker Pond has not mowed their grass. We reached out to the homeowner, away for a family emergency until August 18th.

Swim Team – great season. Over 90 kids. Annual tricky tray Sunday night. Last home meet Monday night.

General Membership Comments:

Terry Spurlock – 20 Lakeside Dr – Swim Team issue with exceptions.

Maryann Stinson – 8 Grandview – is there a record of when the septic has been pumped for new homeowners? Come up after the meeting and I will look it up.

Megan Matthews – 5 Grandview – For Pickleball there are silenced balls ...who will make sure those would be the only balls someone would use? Will not solve the noise issue.

Debbie Lynch and Kerri Thompson – Regatta chairs – programs for the district reps are ready. Thank you Megan for coordinating the artwork for the program.

John Kennedy – 63 Lakeside – would we benefit for having an aerator? The company does not say there would be a big difference, First time in 10 years we have had a low oxygen reading. The heat has an effect and we have not had a break for 3 weeks, also limited rain and dry streams that would normally bring oxygen into the lake.

Fran O'Leary – 64 Lakeside – can we scoop algae? We have asked him and there is a harvester. The issue is the lake is full of rocks at the edge. Remote scoopers \$50-75k. Tigris that bought Aquatics may have resources, Bob to reach out and ask. Fran Will offer her property for the aerator (electricity).

Maryellen Farrelly – 46 Lakeside – noticed the lake is a lot lower than it used to be. Now with lowering of the lake. After rain, lake comes up and water comes out exit pipe. Cat pond is empty and heat accelerates the evaporation. Nothing is feeding the lake.

Peg Black – 40 Lakeside – Smith family is selling Tshirts for Frog & Turtle races, proceeds to the Ladies of the Lake.

Jackie Matthew – 3 Lindbergh – thank you to everyone for running Regatta

Bob asks for a motion to adjourn. Gloria motions, Carmel seconds. Meeting adjourned at 10:53. 3

MC members in attendance. For annual meeting need quorum of 10% of houses. 34 in attendance.