

# LAKE WALKILL COMMUNITY, INC.

## Management Committee Meeting

**August 31, 2024**

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

### MINUTES OF MEETING

Meeting called to order by the President at 9:32 Am. Bob led pledge of allegiance.

Review and approval of General Membership Meeting Minutes of July 27, 2024. Draft minutes were sent to the Management Committee by Jennifer. Seeing no questions or comments, call for motion to approve the Minutes. Kerri Motions, Janette Seconds. Motion passes.

Treasurers report. Paul reviewed the financials as of the end of July. Reported that the budget is on track for income and expenses with variances on Equipment & Repairs due to hydraulic repairs

#### Membership Definition Discussion

In July the Management Committee approved two exceptions to the Membership Definition while the Trustees & Management Committee reviewed and considered the exceptions raised by 2 members. The Trustees and Management Committee held work sessions to work through the various aspects of the Member Definition and the exceptions. The Committee believes that members need to plan their estates with consideration of how membership might change if the owner/member passes and the property is sold.

The overriding principle that members make a commitment and investment in Lake Wallkill when they decide to purchase property including the financial obligations to pay dues, assessments and fees and that should not be diluted by allowing an expansion of the membership definition.

Open the meeting to members in attendance:

M Matthews 4 Grandview – Rules say daughter is a member, what about step-daughter?

Step Daughter would be covered under the daughter designation. Similarly, grandchild includes great grandchildren.

No further input from members, close the member comment part of this topic.

Bob asks for any motion to change the rules regarding Member Definition. There being no motions, the rules will remain unchanged. The members that requested the exceptions will get a communication about the board's decision and explain that the exceptions will not be granted in 2025.

Supplemental Budget Request for Road repairs:

Due to the severe rain storms we have experienced over the summer, we got a request from District 2 about a gully in the middle of Highpoint Road. I asked Shawn to survey the roads for other damage and get an estimate. Based on that assessment we need \$6,000-\$7,500 for the following roads:

Highpoint

Flatbush near Oak

Oak Drainage Swale repairs Birch to Summit

Summit past Overlook

Overlook drain swale & road edge

Deckerpond center washouts and damage by Windbeam

Martin Road

Pochuck

Clubhouse Sq South and Clubhouse Rd Corner

Request to look at end of Cedar past Martin. Shawn to review.

To be paid for from contingency fund.

Motion to approve supplemental road repair budget. Tim motioned, Chris Second Motion passes.

97 Lakeside Fence Application

Carmel – Application sounds like this is about a neighbor dispute, should we get involved? Bob – there very well may be a dispute but the fence application should be considered on its merits.

Board discussion on the merits, fence will be minimally visible from the road.

Motion to approve the fence application. Gloria Motioned, Larry Second Motion passes.

Board Roundtable:

Brian – Sood summary for Sports Club and lifeguard coverage. There were 3 saves by the lifeguards this summer. Suggestion for next summer...beach "tents" and umbrellas need to be behind the lifeguard stand so that their view of the slide is not obstructed. We will look at communication and signage options for this requirement.

ALSO noted that the rules prohibit overnight parking of boats, kayaks, paddle boards at the beach. Every day these should be removed from the beach area and taken home or moved to one of the public docks.

Most of the boats left do not have stickers which is an additional problem.

Tim – in the process of transferring responsibility for Insurance to the new VP of Insurance Chris Spurlock.

Chris M – all look good. Likes the spirit in the community.

Mike – Welcomes Tim to the Trustees, Season End BBQ and Cancer Walk later today.

Laurie – Decker Pond center road repairs

Bob S – Kipcon Engineering was in for site visit for Reserve Study. Expect a draft in mid-September and should have a good baseline to discuss at the Budget Meeting in November.

Kerri – Good year for the Swim Team. Removing Lane Lines today...volunteers welcome.

Gloria – Thank you to Shawn for all of the support with the store. Great Pickleball Summer. Cedar Lane dead tree? Shawn measured, 2/3s on Lake, 1/3 on property owner. Will discuss with property owner and get on list for next spring. Why no general notice about the oil spill, was on the lake and saw oil? Bob - The owners of the property notified us on the day they detected the spill and a remediation company was called in immediately to address. Remediation company reported that the oil release to the lake was contained. As soon as we got the written report we put it on Lake's Facebook.

Kerri – Should have proactively communicated Bob – the spill was contained and report was filed with the DEP.

Maryanne – Would like old photos or other historical items related to the Lake. Starting to work on cabin trees to list the owners over the years of properties. Would like to bring back the map labeled with owners.

#### General Membership Comments/Questions

Peg Black 40 Lakeside – Nancy Woeckner is new President of the Ladies of the Lake and a new administration.

Motion to adjourn at 10:08 AM Mike Motions, Terrance Seconds. Motion Passes