

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting

June 28, 2025

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

MINUTES OF MEETING

Meeting called to order by the President at 9:31 AM. Bob led pledge of allegiance.

Review and approval of Management Committee Meeting Minutes of March 24th, 2025 were sent to the Management Committee. Seeing no questions or comments, call for motion to approve the Minutes. Jeanette Motions, Maryanne Seconds. Motion passes.

Treasurers report. Paul provided a Treasurers report as he is on vacation. Copy of the report is attached to these minutes.

The Ladies of the Lake have proposed a donation to install picnic tables, similar to the ones at the beach, adjacent to the playground at the Clubhouse. A plan/sketch of the proposed project was provided to the Management Committee, all funding for the project will be donated by the Ladies of the Lake. Bob asks for a motion to approve; Chris M motions, Kerri Summa seconds. Motion passes.

Fence application for 15 Maple. Homeowner added to an existing fence that was erected by the previous.

The fence is in accordance with our fence guidelines. No questions or comments. Bob asks for a motion to approve the fence application; Kerri Summa makes the motion, Mike seconds. Motion Passes

Board Roundtable:

Tom M – Discussing camera performance with our security system contractor. Will replace camera (s) as needed. Also looking at the Rules & guidelines we have in place with our Security company Comet. Will make updates as appropriate.

Chris M – we are conducting Odd District Elections this year and he needs a couple of people for the Election Committee. The committee will count and tally the votes that are cast in the Odd District Election. See Chris to volunteer.

Bob M – Lake is on track for the summer season. Because the state implemented new requirements for Alum treatments we contracted with Tigris to perform a pretreatment test for nutrients in the lake. That test registered the lowest phosphorous readings since Aquatics/Tigris has been managing our Lake treatments. That reading means we will not need to apply alum this year. Tigris will monitor and make spot algae treatments s necessary.

Tigris also reports that the algae we currently at the bottom of the lake is a beneficial algae as it is acting as a biofilter and consuming nutrients that are in or entering the Lake.

Bob S – the rains this spring destroyed our road works plans. All schedules were pushed back with the contractors. As a result, we expect the asphalt repairs to be completed in the first half of July (weather permitting) and we will hold off on the oil & chip surfacing until September to avoid having the “wet” polymer and loose stones in the middle of the hot summer.

The Board Walk project is nearing completion...thanks to Shawn and Dale for the work on the wall and backfilling, Barry Hohnarth for help with assembling the Bleachers and Frank Streisel for power washing the entire length of the Boardwalk.

Jack J – Thanks for the Boardwalk Wall looks beautiful.

Gloria B – Clubhouse will open 6/28

Mike C – BBQ at the Beach 7/4

Kerri S – Lane lines will be installed tomorrow (Sunday), Swim Practice starts Monday, Swim Team Pancake Breakfast on 7/5.

Sports Club starts on Monday 6/30

Maryanne M – willing to curate any historical members have about Lake Wallkill...old photos, postcards or other memorabilia. Items can be donated or she will make copies/scan to preserve in the Lakes records.

Carmel – Thanked Bob for all he does.

Membership Comments/Questions:

Karen MacLean 48 Lakeside – Will we be getting new sand for the beach? Bob- Its in the Capital Reserve for 2030 approximately \$30,000. We can look at whether that needs to be done earlier than 2030. Shawn is planning to address grass that is growing on the beach.

Motion to adjourn the meeting Mike, Second Gloria Motion Passes

Meeting closes at 10:00AM

Quorum met with 15 Committee Members in attendance.

Treasurer's Report:

June 28th 2025 meeting

Balance Sheet –

We ended May with \$491,344 in the bank.

Within this total are liabilities and committee funds totaling \$82,592

This leaves a community fund balance of \$ 408,752

Income –

Our 2025 budget plans for 308 dues paying members. Through June 27 we have 312 members in good standing that have paid or have signed a payment plan.

Good Standing Improved	312	
Good Standing Unimproved	4	
MPS Improved	8	
MPS Unimproved	6	
Total Properties	330	(320 Improved, 10 Lots)

Outstanding Dues & Fees:

Pay Plans :	48	Owing \$45,204
DD pay Plans:	7	Owing \$103,888
MPS Improved:	8	Owing \$238,405
MPS Unimproved:	6	Owing \$41,634
Due From Collections:	1	Owing \$2,909

Total Outstanding \$432,040

Commentary – the 312 Good Standing properties is the highest total number we have experienced in several decades. 2 Properties (2 & 4 Pochuck), 1 Improved and 1 Lot are scheduled to be sold at closing on June 30th which will push our Good Standing number to 313!

We have 86% of our budgeted income “in the bank” at the end of May which is on track for the year.

On the expense side, we are over in Buildings & Grounds owing to the higher cost to tree removals (# of trees) offset by Member payments trees that were on the property lines and split between the homeowners and the Lake. About \$3,000 will be offset in Other Income from those payments.

We'll see additional expenses in B&G for the Boardwalk project which will be offset in Other Income through a Member Donation funding that project.

The potable water system is also over budget as a result of several system component failures as Shawn brought the system up.

The expense overages are relatively small in relation to the overall budget and we will look for other areas of the budget to offset these unexpected expenses to this point of the year.