

LAKE WALKILL COMMUNITY, INC.

Management Committee Meeting

May 24, 2025

TRUSTEE		OFFICERS		DISTRICT REPS		
Mike Curry	*	Bob Smith	President	*	#1 Jack Jerschina	E
Carmel Greico	*	Maryanne Mitchell	VP History/Social Media	*	#2 Terence Phalon	E
Denise De Simon	*	Chris Spurlock	VP Insurance	*	#3 Kerri Summa	*
Tim Olsen	*	Bob MacLean	VP Lake Management	*	#4 Gloria Bolino	E
Chris Merck	*	Brian Fay	VP Safety & Sports	*	#5 Jeanette Becz	*
		Tom MacLean	VP Security	*	#6 Larry McGannon	E
		Jennifer Costello	Secretary	E	#7 John Brill	*
		Peggy Merck	VP Community Relations	*	#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 Management Committee Meeting Minutes of March 29, 2025 were sent to the Management Committee by Jennifer. Seeing no questions or comments, call for motion to approve the Minutes. Laurie Motions, Jeanette Seconds. Motion passes.

Treasurers report. Paul reviewed the financials as of the end of January. Reported that the budget is on track for income and expenses. We ended March with \$464,586.82 in the Bank. Within this amount is Committee Funds totaling \$76,626.12 leaving \$387,960 in Community Funds. \$270,850 of the Community Funds are invested in CD's in varying maturities to generate interest income for the community.

We have a resolution for the Committee to consider extending the Late Fee Discount Program that was offered in 2024 for the year 2025 beginning with the approval of the resolution until the end of 2025.

Motion to approve extending the Late Fee Discount program Motion Laurie H, Second John B Motion Passes

The Ladies of the Lake have submitted applications for the 2025 Season for events that would include alcohol consumption at the Clubhouse. Applications reviewed by the Management Committee, there are no questions or comments.

Motion to approve the applications Jeanette, Second Carmel Motion Passes

Fence Application for 23 Cedar Lane. Application sent to the Management Committee prior to the Meeting for review. No questions or comments.

Motion to approve the fence application Kerri S, Second Brian F Motion Passes

Resolution to modify the Rules & Regulations Section VII ROADS paragraph 6 regarding vehicles permitted and prohibited on Lake's Private Roads. The resolution originated from a member question about electric scooters which the existing rules would prohibit but New Jersey regulates these scooters like bicycles. The resolution proposes to modify the rules to align with how New Jersey regulates "Micromobility" devices. We also have several situations that can be resolved while we are modifying this section of the rules. Some members of the community own ATV's or UTV's that the use to provide services like landscaping or snow removal for other members. These activities are a benefit to members and lessen the impact on roads that might otherwise have full size vehicles providing these same services. The resolution proposes to provide a limited exception for these vehicles providing services to members. Any other use of ATV's or UTV's on Lake roads remains prohibited. Likewise, Members have expressed interest in allowing golf carts to use Lake roads thereby lessening the wear & tear on roads, using less parking space and generally quieter. The resolution proposes to allow golf carts to use the private roads of Lake Wallkill. In both cases of Atv/UTV or Golf Cart use the owner is required to register with the Office and provide proof of insurance AND sign an agreement indemnifying Lake Wallkill from any liability that may arise from the use of their vehicle on Lake roads.

Discussion by the Committee.

Meeting is opened to audience for Comments only on this rule change:

Carol Snyder 70 Lakeside – lives in a community in Florida that has Golf Carts and there have been issues with the number of golf carts worries about accidents and noise

No further questions or comments

Motion to Approve the resolution John B Second Kerri S Motion passes with 16 Affirmative Votes
2/3's required to make a change to the Rules & Regulations 16/18 = 89% Change is Approved

Lake Management was advised this week that a Member on Lakeside Drive was renting an apartment in their residence. The owner was notified that the renting of a portion of their home is a violation of the By-Laws and the renter would need to vacate the premises by June 20th (30 Day Notice). Following the notification the owners informed us that the renter was also providing care for the owners parents that reside at the property. The Committee is not convinced that the renter is providing any substantial care as he also has a full-time job and a "live in" caregiver is not typically paying rent.

Motion to communicate to the owner that the renter must vacate by June 30th Laurie H, Second John B Motion Passes.

Management Committee Roundtable:

Laurie H – Brought up neighbor who is not taking care of property (lawn not mowed etc) has attempted contact but no response. Vernon Township has an ordinance regarding property maintenance.

Brian F – Has 7-8 lifeguards for the 2025 Season and expecting more. Scheduling Lifeguard training for early in the season. Awaiting decision on Sports Club by last years Director. If they decide not to return the job will be posted.

Bob S – We were informed that the State of NJ will further regulate our Alum Treatment for Lake Water Quality. Our Lake Management Company will be required to take samples at specific time intervals. The cost of the additional testing is \$4,500 (unplanned in the budget). We are also able to perform a test to

determine the level of nutrients to confirm that the Alum treatment is required. If that test confirms excess nutrients we will proceed with the treatment.

During the start up of our seasonal drinking water system Shawn discovered an issue with our Chlorine pump. A new pump was purchased however it requires a gravity feed that was accomplished by purchasing a hydraulic cart that can lift the chlorine tank to a level that delivers the gravity feed required.

Road works will commence as weather permits. Roads have been larked for asphalt repairs which will occur first and then we will resurface 1.6 miles of road with oil & chip.

Work is underway on the boardwalk project to provide additional space adjacent to the boardwalk. Work is expected to be complete before the season.

A member made a request to be able to bring her food truck into the lake and sell food. We will inform the member that she would need to work with a committee for one of their events or make arrangements for private events that may want her services but a general approval to sell form a food truck will be disruptive to Lake fundraisers and scheduled activities.

Bob M – Tigris has completed the two weed treatments. Once the weeds die off we expect the lake to be on track for the summer season.

Open the meeting for audience comment/questions:

Jeanne Nilsen 14 Birch Road

Notifies the community that aggressive bears can be reported to the Bear hot line 877-927-6337

Motion to adjourn the meeting Mike, Second Denise D Motion Passes

Meeting closes at 10:16AM

Quorum met with 18 Committee Members in attendance.