

## General Membership 2014 Meeting Minutes

August 23, 2014 Wallenpaupack School Auditorium

Meeting called to order at 9 a.m. with the Pledge of Allegiance

A moment of silence was observed for the passing of Association members

Roll Call: Board Members Present: Rolland Grote, Al Grabon, Michael McTiernan, Chris Borton, Butch Hollenback, Joe Stack, Absent was Nancy Halpin. Also present was Attorney Anthony Magnotta, Business Manager Karen Kilgallen, Lake chairperson Chuck Marsh, Rules and Regs Chairperson Rolland Grote, Community Connection Chairperson Camille Herman, Election Chairperson Carol Seuling, Pavilion Chairperson Steve Galante, By-Laws Chairperson Tony Mazaitis.

Reading of the Minutes of the 2013 General Membership Meeting was by Al. A motion to accept the Minutes as read was made by Al, seconded by Rolland, all approved motion passed.

Election Results Winners are Joe Stack, Nancy Halpin, Chris Borton, and Tammy Martin

A Dam Spillway report was given by Al along with Chris and Rolland. An explanation was presented about the design, function, DEP regulations, cost, and the elevation studies made by our engineer Dr. Givler.

Lake and Beach: Chuck Marsh gave a report on Fish stocking which was done in May and in August, water quality testing which was good, weed control and the presence of Cabomba, the geese situation and the use of dogs, fences, and the investigation of other methods using outside contractors. He also talked about the installation of trash cans at the beach, boat basins, etc. The Spillway inspection was done in May and all was good. An Emergency Action Plan, EAP, was presented to the DEP and we are waiting for its approval. The company that we talked to about sediment removal is dragging its heels and the date keeps changing. We will investigate other companies. We plan on replacing our dock next year.

Rolland has contacted Geese Police and they will come in with a solution. Rolland also talked about forming a Clean Septic Committee and advised that using common sense should be practiced by all.

Roads: Chris explained all the work that was done and that which is in progress on our roads. He explained his 10 year plan and the consolidation of road work with the AQUA projects. He explained the need for traffic control and road closures and all that is necessary to accommodate home owners.

Community Connection: Camille gave a talk on all the programs offered by the Connection and all up and coming plans for the enjoyment of all. Ceramics, Children's Camp, Picnic Plans, Quilting, to name a few are offered to all.

Public Safety: Michael explained the placement of boat and vehicle stickers, Crime is at an all time low with the constant patrolling by our security staff. He explained the grievance procedure and the strict enforcement of our traffic laws. ATV regulations regarding the use of helmets, flags, etc. was highlighted.

Rules and Regulations: Rolland talked about some new rules and regs concerning fines, placing snow or leaves or anything else into ditches, guest passes being passed to those who should not get them. He also talked about clean up and other topics.

Other than Rules and Regulations, Rolland talked about the pavilion, the entrance enhancement program, green space, the real estate forum, and other programs in the works.

Strategic Plan: Joe talked about future plans for the improvement of our Association. He talked about our property values, the maintenance of our lake, and the way our budget can accomplish all our programs

Financial Report: Joe gave a detailed report along with numerous colored slides explaining our financial position. All of his numbers can be viewed on his monthly statement presented at our Board Meetings. He explained the surplus realized from the lower cost of the spillway and the way we are paying off our debt. He stated that we will finish the year with about a \$50,000 surplus which can be used for our 2015 projects and not have a negative effect on our dues.

Questions and Answers:

Q- Kathy Showers asked what will happen to the \$30,000 that was not spent on weed control.

A- It will remain in the bank.

Q-Bob Semian asked about the \$7,225 spent on the dam inspection.

A-It was used for the survey to add 6 inches to the top of the spillway, and for the engineering study of redesign concepts.

Q-Mr. Schwenk asked about the timing of outside lights.

A- Michael said that a motion was passed on timing, however, lights can remain on from dusk till dawn as long as they do not interfere with neighbors.

Q- Mr. Schwenk also asked how are we informed about break-ins.

A- Michael said several ways, a letter is sent out by Chris, or a phone call, and there is notification at our monthly Board meetings.

Q- Mr. Buono asked about warnings and tickets given out for beach badges, golf cart lights.

A-Michael explained that warnings are given first and if it is a repeat offense then a citation is issued. Except in the case of a stop sign violation at which point a citation is given without a warning.

Q- Mrs. Holzapfel asked about the schedule to complete the entrance enhancement project.

A- Rolland stated that it was still in the designing stage getting ready to budget

Q-Marge Mazaitis asked why are we not using the same entrance sign.

A-Roland said that we had to remove it from the Henderson property and that it identifies the lake too early on approach.

Q-Sam Martin was concerned about the planters at the beach causing a problem with children playing, crossing and not being seen by motorists.

A-Roland stated that the height would be such that motorists would see the children and that maybe we would install some stop signs at the crosswalks.

Q-Tammy Martin asked if we got any estimates on the Enhancement project.

A-Roland said no, it is in the concept stage.

Q-Rita Tomlinson asked why this Entrance program is costing so much money.

A-Roland said we need plants etc. and we may spend less with volunteer help, maybe \$10,000.

Q-Bob Semian asked if it would go out for bid.

A-Roland said that certain portions will go out for bid.

Q-Bob asked why not just move the old sign.

A-No answer.

A motion was made to approve up to \$25,000 for a conceptual design of the Entrance Enhancement Project. Motion made by Rolland, seconded by Kathy Showers 33 in favor, 11 against, motion passed.

Q- When will the pavilion be erected

A-We are negotiating with the final bidder and the volunteers said that it could be done in about four weeks

Q-Karen Borton asked if the association has legality to obtain properties for Green Space.

A- Attorney Magnotta said we must first notify the owner, then send a form, and then check if there are liens against the property, and if they are current with dues, and assessments.

Q-Mr. Doherty asked why did we reduce the dues and not use the money to reduce our debt.

A-Roland said the realtors made a recommendation to lower our dues to near \$800

A Motion was made to vote passage of the 2015 budget. Motion made by Mr. Eisenhart, seconded by Sam Martin. All in favor, none opposed, motion passed.

Motion to adjourn made by Rolland, seconded by Al, all in favor, motion passed.