

PAUPACKAN LAKE ASSOCIATION
BOARD OF DIRECTORS MEETING

Dec 17, 2011

Meeting called to order at 9:00 am.

Roll Call:

Board Members present by phone: Rolland Grote (Skype), John Pierro (phone)

Other Board members present: Al Grabon, Kathy May Showers, Bob Semian, Michael McTiernan, Chris Borton

Absent Board Members: none

Attorney: Anthony Magnotta

Business Manager: Karen Kilgallen

Rules and Regulations Chairperson: Fred Showers

By Laws Chairman: Tony Mazaitis

Absent members include:

Finance Chairperson: Leo O'Reilly (absent)

Election Chairperson: Carole Seuling (absent)

Strategic Planning Chairperson: Joe Stack (absent)

Emergency Management Chairperson: Sam Martin (absent)

Reading of the Minutes from the last meeting were read by Kathy May Showers and were accepted with changes.

MOTION to approve minutes with corrections was made by: Bob Semian,

SECOND by Michael McTiernan.

APPROVED by all. Motion carried.

Financial

1. John's concerns:
 - a. There are to be no new expenses through the end of the year except Christmas party and copier.
 - b. Cash on hand is uncertain. Must review the whole process.
 - c. Equity Accounts must be more visible.
 - d. Karen still having difficulties getting bank statements in time to justify financials. Board passed a motion to let Karen use bank account on line. Not working because she is not a signer on the account.
 - e. Need someone to review the roads invoices for accuracy (Chris).
 - f. Must review "Weeds" accounts for last 2 years to be sure we have the correct amount set aside.
 - g. Karen should resend the email about paying off line of credit so Board members can get back.

John directed Karen to “pay off the line of credit”. The amount should be \$68,717.87.

Motion to accept the financial report made by, Roland Grote,
SECOND by Al Grabon
APPROVED by all. Motion carried.

2. We need two resolutions to authorize banking procedures for the spillway.
 - a. One resolution “authorizes the Paupackan Lake Association, Inc. to enter into a loan agreement with the Wayne Bank to pay off loan #.. and to fund a “Spillway” repair project... for the sum of \$1,250,000.00” (which includes the balance of debt previously owed and \$600,000 which is the amount of the project).
 - b. The second resolution “authorizes Vice President, Albert Grabon to execute the closing loan documents with Wayne Bank.

Motion to accept the two Bank Resolutions made by, Roland Grote,
SECOND by Al Grabon
APPROVED by all. Motion carried.

Communications

1. Letter from Mr. Magnotta has been sent to Dietz and Stella on pro rata share owed.
2. Water tower location desired by Aqua is of concern to several property owners. Rolland will write to Aqua with a proposal of alternative sites and options.
3. Wiodarczyk property :
 - a. No trees are being cut except for some during the storm. There were two trees cut up on their property for which they have no knowledge as they were out of town. They did cut one tree that was leaning towards their neighbor’s house.
 - b. Installed a shed in 2004 under the rules of Paupackan town and advice of a previous President of PLA.
 - c. There is no sewage system being installed at this time. Just fill that must be done 4 years ahead in order to pass a perk test at a later date.
 - d. Their goal is to build a home and retire here in 4 to 5 years and would like approval from the Board.

Motion “to allow Wiodarczyk to continue to do required fill and allow them to keep the shed erected in 2004” made by, Bob Semian,
SECOND by Michael McTiernan
APPROVED by all. Motion carried.

4. Hoover: Fred
Showers sent letter to him to combine lots before building a garage.
5. Heimann/Ruffinni: The desire to use an RV on the site of their home while a mold problem is cleared up is a reasonable request. However, before answering, the board needs to know: how long will it take, is the RV self contained for sewage, and what is the view of their property for the rest of the community.
6. Our Water IS NOT
supplying Secluded /acres.
7. Steltz wants to
gift a property to PLA on the road side of West Shore Dr. Before considering, the Board must know: Does he owe any back dues or taxes? Is it vacant or is there a house on it?

Committee Reports

WATER

1. Aqua rate
increase letter went to everyone. Mr. Magnotta says the best response is to get all individuals to respond and attend the hearing than to respond as an Association.

ROADS AND MAINTENANCE

1. Road work for
2011 is complete.
2. Emergency
Drainage work is done on West Shore Dr. Al inspected the Aqua installation at Pickerel Point up to well house #2. Aqua repaired roads by Well house #2. It's all good.
3. 2012
Maintenance Contract RFP: Knopka was the recommended bidder.

MOTION to “award the 2012 roads maintenance contract to Knopka”

MADE BY Michael McTiernan,

SECOND Bob Semian

APPROVED by all. Motion carried.

4. Chris Borton will
send contract for Tony to review before sending to Knopka with cc to Roland.

LAKE –Spillway Project

1. Revised Drawings submitted to Dam Safety Have Wayne Conservation District approval. We received the written Federal approval on the day of our meeting.
2. Meeting to take place on school bus stop on January 10. Make sure Community Connection sends a rep to the meeting.
3. Bob Semian says we have a lot of beaver damage on West Shore Dr. He says we have had PA game commission come in and trap them in the past. They are by Al's house and boat basins. Table the beavers.

SECURITY

1. Working on ID's for security vehicles.
2. Grievance Committee is meeting following this Board Meeting.
3. Emergency storm work is waiting for quotes.

MOTION to "remove stop sign at the first lake speed bump from Labor Day until Memorial Day."

MADE BY Michael McTiernan

SECOND BY Bob Semian

Approved by all. Motion Carried

4. Discussion of whether security are allowed to have lights on their vehicles. There is a question of whether certain colors are allowed in non gated communities. Whatever is decided the Board must approve. Until further clarification the Board acts thusly:

MOTION "Security is approved to use amber lights on cars, but no siren."

MADE BY Michael McTiernan

SECOND by Al Grabon

APPROVED by all. Motion Carried.

5. Security Manual is in process and will be presented to the Board after reviewed by Michael McTiernan.

BY-LAWS COMMITTEE

1. All of the Changes for the By-Laws have been gathered. They will be incorporated and sent to Tony Magnotta for review well before they need to be posted for a vote.
2. A notice of the special meeting to vote on By-Laws on June 2nd was not sent out with the dues notices. The plan is that the By-Laws will be approved by the Majority of those attending this special meeting.

BUILDING RULES AND REGULATIONS COMMITTEE

1. Russ driveway,
tree removal permit approved.
2. 132 E. Shore light
violation. Not finalized. Michael needs to find the neighbor at home. Also drainage
issues must be addressed.
3. Hoover did letter
on merging 2 lots.
4. Brown request
approved.
5. Rewrite of Rules
and Regulations: Committee will review requests from Board members, but any
comments must be in writing and note the outline number to which they pertain. Please
include the way it is stated, and the way you want it stated.
6. Rules and Regs
Committee consists of: Fred Showers, Chair, Rolland Grote, Kathy Showers, Tony
Mazaitis, Marge Mazaitis, Al Grabon, Carol Sueling, and Michael McTiernan.

COMMUNITY CONNECTIONS COMMITTEE

1. The community
connection needs to create a reimbursement form.
2. The 2011
Calendar year budget for the CCC is \$7000. There should be a review of their budget
because purchase of heaters and dehumidifiers should come out of the building budget,
not CCC.

New Business

1. New copier is
working great. Chris will do cables to make it wireless.
2. Marge Mazaitis
asked about putting a device on our dam to generate electricity. Chris Borton thinks the
dam is not large enough to make it worthwhile.

General Membership Meeting

Roland is still reviewing the General membership meeting minutes before posting them.

Adjournment

MOTION to Adjourn at 12:00
MADE by Chris Borton
SECOND by Rolland Grote
APPROVED by all Ays. Motion carried.