

PAUPACKAN LAKE ASSOCIATION
BOARD OF DIRECTORS MEETING

July 21, 2012

Meeting called to order at 9:00 am.

Roll Call:

Board Members Rolland Grote, Al Grabon, John Pierro (absent), Kathy May Showers, Bob Semian, Michael McTiernan, Chris Borton (absent)

Attorney: Anthony Magnotta

Business Manager: Karen Kilgallen

Finance Chairperson: Leo O'Reilly

Election and By-Laws Chairperson: Carole Seuling

By Laws Chairman: Tony Mazaitis

Rules and Regulations Chairperson: Fred Showers (absent)

Strategic Planning Chairperson: Joe Stack

Emergency Management Chairperson: Sam Martin (absent)

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

MOTION to approve made by Bob Semian

SECOND: by Michael McTiernan.

All yes votes to approve. Motion passed.

Financial

Karen cited the need for the Association to have a Corporate Visa Card as there are increased demands on staff members to use their personal credit cards for business use. Concern was raised by the Board that only one person should be in control of a card if we are to get one issued.

MOTION: authorize Karen to proceed with Civil Action against each of the owners listed in a private report as delinquent. (If any of these are already in foreclosure she will not file a civil action for such case.)

MOTION MADE by, Michal McTiernan

SECOND by Al Grabon

All yes votes. Motion CARRIED.

Lot owners and adjacent lot owners: Forty six homeowners have not paid their full balance. Twenty three are seriously delinquent. The threat of interest due after July 1st has been resulting in some payments.

If land has been offered for tax sale and has not sold after 4 years, it is held in repository. These lands, in a judicial sale, are free and clear of all liens. PLA might consider acquiring land from repository and converting to green space to help guarantee prevention of overbuilding and protect land values.

Karen would like to make it VERY CLEAR that our data base was NOT impacted by the recent burglary. Backups were sufficient to provide adequate records.

MOTION: to forward a report for the Burglary claim to York Risk Services Group.

MOTION MADE by, Rolland Grote

SECOND by Bob Semian

All yes votes. Motion CARRIED.

MOTION: to move \$29,000 from the spillway account and apply it toward the construction loan Principle.

MOTION MADE by, Bob Semian

SECOND by Michael McTiernan

All yes votes. Motion CARRIED.

MOTION to accept the financial report “as presented”

MOTION made by, Bob Semian

SECOND by Al Grabon

All yes votes. Motion CARRIED.

Communications/Legal

Tony requires a brief private session.

Committee Reports

SPELLWAY

Drawdown Report:

If you want your dock area treated, Mark your dock with yellow tape.

ROADS AND MAINTENANCE

The town meeting is on the third Thursday of each Month. We are waiting to hear their response on their abandonment of our road.

Mr. Henderson wants a letter.

Play set and Swing Set Safety Surface: Discussion of why Alex Kanopka was involved in staking out an area for Play set safety surface. An attempt was made by Kathy Showers to point out the importance of having an appropriate Safety Surface under Play Equipment.

Emergency Generator – Emergency Management Chairperson to resubmit budget estimate.

WATER

1. Aqua has offered PLA \$30,000 for us to repair the roads after well house No. 4 pipeline work.

LAKE

The experiment of removing two units of bulkhead from the beach seems to be a success. Beachgoers seem to be happy and we are NOT losing sand into the lake.

Clean up around docks: After drawdown, dock owners can use manual labor to remove rocks and large pieces of wood. They cannot use any heavy machinery that would disturb the lake bottom. . Years ago we were fined for “disturbing the bottom of the lake”.

MOTION to utilize \$6,400 out of capital improvement account for a new “L” shaped dock at the boat launch.

MOTION made by Al Grabon

SECOND by Michael McTiernan

All yes votes. Motion CARRIED.

Two donated docks are to be used at the boat basins.

SECURITY

ATVs have been problematic without stickers, speeding, and using the field on weekends. New homeowners need to be educated.

MOTION: No motorized vehicles will be allowed on grass field except during PLA events. Notice is to be posted on bulletin boards and on internet.

MOTION made by Michael McTiernan

SECOND by Bob Semian

All yes votes. Motion CARRIED.

At one time we had talked about using money from citations for items needed by Security: hats that say “Public Safety” instead of “Security”, new magnets for vehicles, and proper ID. There was never a motion made.

MOTION: To increase the Security budget by \$450 utilizing money collected from Citations.

MOTION made by Rolland Grote

SECOND by Al Grabon

All yes votes. Motions CARRIED.

BY-LAWS COMMITTEE

New By-Laws were recorded at the Courthouse.

RULES AND REGULATIONS COMMITTEE

MOTION to record the approved new Rules and Regulations
MOTION made by Rolland Grote
SECOND by Al Grabon
All yes votes. Motion CARRIED.

STRATEGIC PLANNING COMMITTEE

Presentation to the Board was made in June.
There is another committee meeting after today's board meeting.
There is an extra effort being made to monitor the Boat Basins and to keep nonmembers out.
Michael McTiernan obtained a price for a security system for the office. \$1350/\$4490. Alarm system \$995. Vector charges \$26/mo.

ELECTION COMMITTEE

MOTION to count votes for the Board of Directors Election on August 21st
MOTION made by Roland Grote
SECOND by Michael Mctiernan
All yes votes. Motion CARRIED.

According to the custom, a Board member MAY be present during counting, as an observer.
Michael McTiernan volunteered to observe.

New Business

Bob Semian objects to the Environmental Study and the approval of next year's Budget. Not enough money for fish.

MOTION: To hire MCI, Marshall Consulting Inc., for computer backup services.
MOTION made by Rolland Grote
SECOND by Al Grabon
All yes votes. Motion CARRIED.

Al has a brochure on the Geese Police about resolving the Goose problems at the beach.

Good and Welfare (public comments)

Next Board Meeting will be on August 11th due to the upcoming General Membership Meeting on August 25th.

Adjournment

MOTION to Adjourn at 11:45 am
MADE by Roland Grote
SECOND by Bob Semian
All Yes votes. MOTION CARRIED.