

PAUPACKAN LAKE ASSOCIATION
BOARD OF DIRECTORS MEETING
January 19, 2013
Meeting called to order at 9:00 am.

Roll Call:

Board Members	Present	Absent
Rolland Grote (President)	X	
Al Grabon (Vice President)	X	
Joe Stack (Secretary, Treasurer, Strategic Plan Chair)	X	
Chris Borton (Roads and Maintenance Chair)	X	
Michael McTiernan (Security Chair)	X	
Chuck Marsh (Lake and Rules/Regs Chair)	X	
Tom Halpin		X
Others/Chairpersons		
Anthony Magnotta (Attorney)	X	
Karen Kilgallen (Business Manager)	X	
Sam Martin (PLCC President, Emergency Management)		X
Leo O'Reilly (Finance Chair)		X
Carole Sueling (Election and By-laws Chair)		X
Tony Mazaitis (By-Laws Chair)	X	

Reading of the Minutes from the last meeting were read by Joe Stack

MOTION: To approve minutes WITHOUT changes

MADE BY: Al Grabon

SECOND BY: Chris Borton

VOTES: All voted yes. MOTION CARRIED.

Financial

1. Joe read the financial report sent out.

2. The board does not need the detailed monthly transactions printed but they will be sent to the Treasurer and will be available at the monthly meeting for board review. Part of Joe's treasury procedures will review and call out any anomalies.
3. Karen presented a homeowner dispute for an undersized lot at 285 W Shore, however, our by-laws say the homeowner needs to show proof that the lot is undersized or we bill full dues. Karen will send them a letter stating they have to prove lot-size before any due changes will be made.
4. Regarding the Sloto dock citation from last meeting, Chuck Marsh will propose a new Rule regarding how to handle violations to the dock permitting requirement and send to the board for approval. Tony will also review the covenants regarding that property to see what's indicated. If he's restricted from building the dock, he'll send a letter indicating removal of the "recent" (estimated 3-5 years ago) extension, and Chris H will issue a citation for violating permit requirements.
5. Also continuing from last meeting, Karen is continuing to pursue 214 W Shore with legal actions out of state. Also, continuing with 69 Windsor foreclosure. 66 Hummingbird is already in foreclosure.
6. We need copy of signed Alex Konopka contract in the office so that we can pay January bills and to ensure the office understands the billing and payment requirements. Chris Borton will remind Alex of the reporting and payment terms in the contract.

MOTION: To pay the \$30k that's in the budget toward the spillway now (versus waiting to end of year) to save approximately \$1500 in interest expense

MADE BY: Chris Borton

SECOND BY: Rolland Grote

VOTES: All voted yes. MOTION CARRIED.

MOTION: To amend the Rules and Regs to clarify that there will be 2 Association buttons provided to each "full dues" paid. We will clarify that the 2 vehicle guest passes (already in the Rules and Regs) will be issued when the Member's good standing is achieved (not monthly) and additional guest vehicle tags will be available to the Member either at the office or directly from Public Safety and the additional tags will have an expiration date no longer than 1 month from issuance. We will also clarify that a Member can get a car sticker for each car registered in their name.

MADE BY: Joe Stack

SECOND BY: Chuck Marsh

VOTES: All in favor, none opposed. MOTION CARRIED

MOTION: To approve Financial Report WITHOUT changes

MADE BY: Michael McTiernan

SECOND BY: Al Grabon

VOTES: All voted yes. MOTION CARRIED.

Communications and Legal

MOTION: Grant Aqua an easement for a future water line connecting the East and West sides of the South side of the spillway, subject to engineering review and approval and Aqua obtaining appropriate DEP approvals if any.

MADE BY: Michael McTiernan

SECOND BY: Al Grabon

VOTES: All in favor, none opposed. MOTION CARRIED

1. Tony also mentioned that the amendments to the Public Safety manual regarding the use of sprays adequately meets his requirements.

Unfinished Business

1. Insurance claims status was sent to the insurance company clarifying what they'll cover.

Committee Reports

WATER

1. None

ROADS and MAINTENANCE

1. We expect King property on Lower Playground trail to request an extension of the road for their garage,

2. Chris Borton met with the Riveras regarding a drainage issue. Chris has directed Alex to better direct the water along the adjacent lot where most has already been flowing.

LAKE

1. Spillway footings poured and rebar is in. Chris Borton received a schedule which shows it being on track for 3/8 and bridge by 3/12, and lake refill to start 3/15. Overall project ends 4/1.
2. We expect only one change order to change the bridge from asphalt to concrete. There does not appear to be a request for additional stone.
3. Chris Borton and Rolland have met with Givler regarding the details on the work he's performed and why it is higher than budget. He pointed out the additional services he performed, including getting the size of the dam reduced significantly saving us a lot of money. Rolland will authorize any current bills so that we're current.
4. Rolland is asking for a water sample from Aquatic in April or May because of the number of seagulls on the lake (to whatever level the lake fills)
5. For the Pondweed/Bladderwort proposal we would like to obtain the permit, but to allow a broad treatment area in case we need it.
6. Identifying any stump treatment couldn't be done due to weather so will be tried again.
7. Chuck and the committee will research the quantity and type of fish we should stock this year (referring to the lake study done). They will also investigate the lead time for ordering and identify places to bid out the purchase and present a recommendation next meeting.

PUBLIC SAFETY

1. We had extensive discussion about the video surveillance plan and reviewed the draft requirements Joe provided. There were a number of questions raised and action items taken so that we can have a demo of a video system with the various cameras on the weekend of 2/2 so that the final RFP can be written. The intent is to answer all questions and revise the recommendation so that we can have written requirements and get costs back by the Feb meeting so that a decision can be made.

MOTION: Karen is going to issue a "final notice" on the 4 properties that are not cleaning up their debris, indicating that the \$100/day fine will commence.

MADE BY: Rolland Grote

SECOND BY: Michael McTiernan

VOTES: All in favor, none opposed. MOTION CARRIED

SPILLWAY

1. Discussed under the Lake agenda

RULES & REGS

1. Karen is going to issue a "final notice" on the 4 properties that are not cleaning up their debris, indicating that the \$100/day fine will commence.
2. Chuck is considering posting a bulletin board for future notices about rules and reg changes.

MOTION: Approve the garage and tree cutting for Kevin Hoover, per the diagram distributed.

MADE BY: Chuck Marsh

SECOND BY: Michael McTiernan

VOTES: All in favor, none opposed. MOTION CARRIED

EMERGENCY MANAGEMENT/COMMUNITY CONNECTIONS

1. Generator has been bought and is in the association building but electric has not been installed.

STRATEGIC PLANNING

1. None

New Business

1. Rolland will distribute the board members handbook for the board to review so that we can agree and implement it.

2. Rolland is checking with the insurance agent regarding bidding out the Director insurance policy. Karen will not pay the bill due 2/1 until hearing from Rolland.

Adjournment

MOTION: To Adjourn at 12:45

MADE BY: Al Grabon

SECOND BY: Michael McTiernan

VOTES: All in favor, none opposed