

Board Meeting July 19, 2014

Meeting called to order at 9:05 am.

Roll Call

Board Members: Rolland Grote present, Al Grabon present, Joe Stack present, Michael McTiernan present, Chris Borton present, Nancy Halpin absent, Butch Hollenbach absent

Attorney: Anthony Magnotta present

Business Manager: Karen Kilgallen present

Lake Chairperson: Chuck Marsh present

Election Chairperson: Carole Seuling late

By-laws Chairperson: Tony Mazaitis present

Rules & Regulations Chairperson: Rolland Grote present

Strategic Planning Chairperson: Joe Stack present

Pavilion chairperson: Steve Galante absent

Reading of June's Minutes by Al Grabon. **Changes to the Minutes:** Joe: Change Capital Account into another account to read Operating Account into another Separate Account.

Joe / Rolland: Change dues \$882.00 to say \$885.00 per homeowner.

Rolland: Change on Water Report, replace the word back hoe to proper equipment.

Motion to approve the Minutes with corrections made by Michael McTierman, seconded by Rolland Grote, all in favor, motion carried.

Financial Report: Joe Stack (see PLA Treasure Report June 2014)
Joe Stack to talk with Karen Kilgallen on Monday about Capital Reserve Fund.

Board Meeting July 19, 2014

Karen Kilgallen: Would like work that is being done on office building to be done when office is closed.

Karen July's Report was read. (See purple paper, Memorandum)

Joe: As Karen had said numbers have change to a positive direction which is good. We are on right on track for what we budgeted and ahead of plan if owners continue to pay.

Al: Going back to the blue budget v actual. See item Picnic recreation: Those numbers are wrong. Joe: When you said the numbers are wrong, amount reflects bills paid in June and other bills with be in July's report. June money is for porta potty.

Rolland: Asked about a discount on lots not next to owner's house.
Karen did a report of total numbers.
Joe did break down of lots

Karen: We are talking about 39 lots.

Joe: If we reduce from full dues to 1/4 dues the dues for every member dues would increase in 2015 from \$885.00 to \$930.00 to cover our budget.

Rolland asked for breakdown of the 39 lots how many have homes in here.

Joe: 10 owners who have houses, 20 owners with lots only.

Rolland: Karen How many are in good standing?

Karen: I do not know

Rolland: Joe are you proposing we table this for future discussion to 2015 for 2016 budget?

Joe: Yes. It affects the due structure and we do not have time to change and come up with a new policy and we are about to publish the newsletter.

Tony: We would have to change the By-laws.

Board Meeting July 19, 2014

Rolland: Table change to dues structure for 2016 budget. It is too late for 2015 budget.

Rolland: The PNC secondary account is that going to be a Reserve and Capital Account?

Joe: My recommendation is that it is for the Operating Reserve because we are going to take \$190,000.00 put it over there and generally let it sit there for infrequent use if we need to assess it. And then the other Operating Account is what we manage on a regular basis. And my main goal in splitting it is we exceed the FDIC insurance limits so our money is at risk.

Rolland: Butch has drop off the Articles of Incorporation.

Tony: Butch sent an email saying that the bank wanted to see the Articles of Incorporation.

Rolland: Butch dropped off the Articles of Incorporation at my house, because he didn't have time to follow up on it. So Michael and Al need to schedule a time to go down to PNC to open the account and sign the signature card.

Motion to use PNC bank for our secondary Account. Made by Al second by Chris. Motion approved

Communications / Legal: Rolland: Tony will you give us an update on the Bakker Case. Do we have an arbitration date?

Tony: We have an arbitration date. Bakker Deposition date is in August, not firm yet. I can get you an exact date. Deposition took place last Thursday; focus of the inquiry was fines for not registering of tenant.

Rolland: One of the questions that came up at the deposition was when did we start charging a \$250.00 rental fee as well as the justification for it. Do you have any recollection of this, Leo?

Leo: I don't recall a date when we started the fee.

Rolland: They are going to ask for justification. Is it to cover our cost?

Board Meeting July 19, 2014

Tony: I think part of the cost was for the office to establish a date base and for security to have an idea who is in here. I don't know when they started issuing badges to renters, but I do know that was part of the justification for it. This is nothing new this have been going on for at least ten years or more.

Rolland: Michael does Public Safety spend more time dealing with renters.

Michael: I do not think so.

Water Report: Rolland: Is Aqua done with water line restoration?

Al: No they just started the second phase on Robbin Lane.

Rolland: Did they talk about the water tank at Well House four?

AL: They want to put it on the lot they bought.

Rolland: What about the connection East Shore to West Shore?

Chris: It is on their schedule for 2017.

Roads & Maintenance

Rolland: beach drainage

Chris: We have three bids for that section of road, Pocono, Lindy and Waco. Lindy was \$13,400, Pocono was \$16,500, and Waco was \$6,681.48.

There is a discrepancy in the pricing, but number one Pocono does not do that type of work. Lindy is farther away and Waco is just down the road.

Rolland: Waco is prequalified so there is no reason not to go with them.

Chris: That is correct. I recommend that we go with Wayco.

Rolland: That was \$6600.00?

Chris: \$6681.48 what that is going to do is increase the crown in the road from the intersection at Sheridan down to the speed bump. We are

Board Meeting July 19, 2014

taking the speed bump out and replacing the speed bump at the opposite angle.

Rolland: Will we have a speed table instead of a bump in elevation?

Chris: It will be the same size and there will be a speed bump. We are just changing the angle in the opposite direction. Can I get a motion?

Rolland: I make a motion that we award the contract to Waco to take care the beach drainage problem. *Seconded by AI, all approved, motion carried*

Chris: We did receive 3 bids for repaving of the roads. For Lower Playground, Sunrise and that is going to include some crowning and some modify stone and tar & chip it. We have Hummingbird Lane and Sunrise, Chipmunk Road an Upper Playground. We have 3 bids. The bids were a lot closer this year.

Rolland: I make a motion to approve Wayco to do the road work for 2014. *Seconded by AL, all approved, motion carried*

Rolland: We put shoes on the snow plowing to stop the gouging of the road. Chris H. you have done snow plowing what is your opinion?

Chris H: Last year we had a problem on East Shore and more of a problem on West Shore Drive with gouging.

Rolland: Are you saying that the shoes cause more gouging than without shoes?

Chris H: I believe so. When you're pushing the snow and the road shifts it pushes the other shoe into the pavement.

Rolland: And it doesn't do that with the whole blade?

Chris H.: With the whole blade you have nine feet on the ground compared to the rounds disks on each side. I have only plowed for a year, year and half.

Chris B.: All I need is for you to keep the plow up about one inch or so from the road.

Board Meeting July 19, 2014

Chris H.: We want the blade itself about an inch off the ground with the disks.

Rolland: We have time to contemplate making a decision on if we stick with the shoes or go without them next year.

Bob Simian: Chris, I noticed that last year when they tar and chip they put the tar down then the chip and they rolled it. I went out afterward; a lot of it was loose. Is anyway we can compensate for that loss? The tar is so thin it can hardly hold the chips.

Chris: What they do is they tar it then they chip it then another layer of tar and chip it again. There is going to be loose material on top that is just way that it is done.

Rolland: Maybe our timing can be late in the year so we don't get the heat of July or August, maybe we can do it in September.

Rolland: Status of the roof project.

Joe: Before we leave Roads if we can talk about other things we should be doing with the roads giving Chris's good job with keeping the cost down.

Chris: Joe, what is our actual budget, because when I look at the budget's sheets and seeing the totals of those items as we like \$3,000.00.

Joe: No the budget should be \$94,000.00 for all that.

Chris: Are we missing something under culverts and drains? Do we have something that was supposed to be in there?

Joe: Do you mean the dollar amounts? Yes, we have \$10,000.00 under Culverts and Drains I think that is the part that is missing. We have \$18,500.00 under road's supplies and materials, \$55,500.00 for upgrades and \$10,000.00 for others.

Chris: While we are on it I had Alex give me a quote on replacing the pipes at Chipmunk and Sunrise those pipes were deteriorated, again this was pipes that was put in years ago and were pipes installed to shallow. So

Board Meeting July 19, 2014

I do have a quote from Alex which is \$3,675.00. Again I think that is a good number and again I can check around. That is to replace a 12 inch pipe with a 15 1/2 inch pipe and also to do some ditch work. I would like to go with the 15 1/2 inch and I am sure there will be one or two other projects that will come up before the end of the year.

Joe: So you have the Budget and I think in the Capital Reserve I have made an allocation for the Beach Improvement of \$6,600.00.

Rolland: Here is one suggestion I have, I want to make sure that Alex keeps up with the pot hole repair in places that the road is falling apart. Maybe we can bind it together by using Pocono Spray they have this machine that they spray this stuff on the roads to keep from breaking apart.

Chris: Ok did we make a motion to give Alex the job to replace the pipes at Chipmunk and Sunrise ?

Rolland: I don't know.

Chris: I make a motion that we give Alex the job for \$3,675.00 to replace the pipes on Chipmunk and Sunrise. Seconded by Michael all approved motion carried.

Roof

Chris: Roof is done but gutters not up yet.

Paint color:

Rolland: not ready to make a recommendation.

Motion by email was made and approve for Coverall to do the painting for the office. Vote was five for and two abstentions.

Chris: 197 West Shore water problems was taken care of. Also Nancy asked about a problem with the dehumidifier tripping the circuit breaker in basement.

Chris H: Powers surges at difference times is causing the GFI to trip.

Chuck: GFI is tripping because of overload to the circuit.

Board Meeting July 19, 2014

Rolland: So you are saying we need a dedicated line or another circuit?

Chuck: When we rewired for the emergency generator it freed up 10 extras circuits. We need someone qualified to look at it and suggest some rewiring.

Chris: Who does our electrical work ?

Rolland: Orloski

Chris: Do you want to call him.

Chuck: I can call Jason.

Lake:

Rolland: What the status of the EAP plan ?

Chuck: On June 23 I sent a copy of our plan to the DEP for approval and signature so we are waiting for a response from them. I received a letter from DEP asking for all dam owners to submit a copy of their approved EAP to the Dam Safety Division in Harrisburg. After this is done we can login to update and revise our plan.

Rolland: Once we upgrade, do we have to still send hard copies to the firehouse.

Chuck: Yes. The way the new system will work the DEP will notify the local agencies.

Rolland: North End sediment removal. I got a hold of Gallagher and he said some time in middle August maybe sooner. He does not have permit yet. Also emailed Gallagher and Aquatic Environment Consultants to see if we need to test for toxicity. No response from Gallagher. AEC said on their knowledge of our lake they did not think it needed to be done. AEC treated the north and east end of the lake for submerged plants.

Chuck: I went down there two different times, AEC did take out most of the Lilly pads that were there. As far as the water quality goes, we have

Board Meeting July 19, 2014

not received any printed report from AEC but I was told on the day they tested that the water quality was good. We have not found any cabomba.

Person asked what is that stuff that is floating on the water back there.

Bob S.: That is cabbage weed. I went all the way in the back to every boat basin and did not find any cabomba. The lake is back and we are seeing more species of fish. If you are doing any dredging it is a must to get that soil tested.

Rolland: Can you come up with names of any companies to do the testing.

Bob S.: Gallagher should be able to do it.

Rolland: I want the record to reflect that Bob Semian, the local lake expert, said the lake looks good.

Chuck: We will check with Joe Gallagher to see if he can do the testing.

Chris: Did they spray the Lilly pads ?

Chuck: Yes when I went around four or five days later they took more than I thought they would.

Rolland : I have been in contact with national program director for Geese Peace. Their recommendation for this year is take one of the islands at the north end and seed it with grass and mow it. They did not come here or they would know we can't do that. They also recommend that we use a material called Flight Control it's a geese repellent on the grassy areas that we don't want the geese on this year. They will help us come up with an addling program for next year. And they say that there should be fewer or no geese on the lake from Memorial Day to mid August, so that what we anticipating to do.

Chuck: The only problem is getting access to that area. The air boat from Aquatic could not get into that area.

Rolland: We have to locate the geese nesting area first and then find a way to get to them to oil their eggs.

Board Meeting July 19, 2014

Chuck: If you go down West Shore out by boat basin four and look across by the last house, that section is where you will find them. We are trying to keep them off the beach. We started a dog program but the response was not great. We have gone out in the morning to the beach to chase the geese. We have tried wooden dogs but it doesn't work also.

Rolland: Chuck will you do the research into this Flight Control ? Find out if we can spray in at the beach.

Chuck: We have installed a fence by the tree on the beach where the geese were using for access to the beach.

Chris H.: As soon as we leave the geese come back again between 6 to 9 o'clock.

Rolland: Can we have a recorder of barking dogs. Can we try that to see if it will work ? Marge said it works.

Marge: It worked at the school I worked in.

Rolland: Ok, Chuck did you follow up on Steven Moore's request ?

Chuck: I followed up on that. I ask him for more information on size and if this sandy area is next to the water. He will need to contact DEP for what their requirements are.

Chris: Where is that located ?

Joe: He lives on West Shore a little bit past my house on the lake.

Rolland: Or right. We will review the application when we get it. Any other think on the lake ?

Chuck: Yes, if you go to the back of your book, we have an application for a boat dock on West Shore Drive down by Joe's house. The reason for calling attention to this application is the fact that he want to use barrels under the dock. He has the approval from DEP which he got last year.

Joe: I talked to him, he is talking about plastic floats not steel barrels.

Board Meeting July 19, 2014

Chris: Your saying DEP approved it ?

Chuck: Yes I have the paper work here.

Rolland: That is not us. Is there any reason why he is going out that far.

Chris: I am surprised that they approved it without some sort of anchorage. Because usually on some sort of floating dock they want an anchor like concrete anchor bolted to the dock to keep the dock from blowing away.

Rolland: Is there any reason for him going out 18 feet?

Chuck: Part of the first section is on shore. He is under square footage and he can go out twenty feet by our rules.

Rolland: I make a motion to approve the dock permit. Seconded by Chris, All agree, motion carried

Chuck: Chris can I get you to ok Alex to take down a tree at boat basin number one. Can you approve it with Alex because I understand that it have to go through you to have it done.

Chris: Is the tree dead ?

Chuck: Yes

Chris: Where is that?

Chuck: Boat Basin one and also in the field by the parking lot is another dead tree. Chris H. knows the location we are talking about. I was told by Alex that you have to give him paperwork for him to get paid for this work.

Public Safety

See orange sheet.

45 Windsor fined: no helmet or flag plus reckless driving citation.

Board Meeting July 19, 2014

304 West Shore Complaint. Chris Borton will go over on Sunday.

Motion to change fine for not having a PLA Button ID (E-09) from \$50.00 to \$25.00. Motion made by Michael, Seconded by Chris, all agreed, motion carried.

Motion that members not in good standing cannot use guest passes of members in good standing. Motion made by Michael, seconded by Rolland, all agreed, motion carried

By-Laws: no report

Community Connection : We would like to thank all the volunteers for all their help making July 5 a success. Kid's camp starts on July 28 for two weeks.

Pavilion Committee:

Rolland presented six different sizes for the pavilion and talked on what he would like to see included in it. Also he was asking for bids to construct the pavilion. Would like to start construction after Labor Day.

New Business

Enhancement Committee: Relocate sign to be placed by East Shore Drive. Landscape the spillway and beach area.

Al to get prices for new package box. Will talk to mailman about getting the right box.

General Membership Meeting: Meeting on August 23 at 9:00 AM at Wallenpakpack High School. There are eight persons running for the Board of Directors. They are: Steve Gallante, Tammy Martin, Clarence Hampton, Chris Borton, Joe Stack, Rich Fiegelman, Rolland Grote and Nancy Halpin.

Good & Welfare: none

Board Meeting July 19, 2014

**Motion to adjourn the meeting, Made by Rolland, Seconded by Chris,
all agreed motion carried.**