

PAUPACKAN LAKE ASSOCIATION
BOARD OF DIRECTORS MEETING

Nov. 19, 2011

Meeting called to order at 9:00 am.

Roll Call:

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

Attorney: Anthony Magnotta

Business Manager: Karen Kilgallen (absent)

Finance Chairperson: Leo O'Reilly

Election and By-Laws Chairperson: Carole Seuling (absent)

By Laws Chairman: Tony Mazaitis

Rules and Regulations Chairperson: Fred Showers

Strategic Planning Chairperson: Joe Stack

Emergency Management Chairperson: Sam Martin (absent)

Reading of the Minutes from the last meeting were previewed by the Board prior to this meeting and then reviewed with Kathy May Showers at the meeting. They were accepted with changes and have been posted to the website.

MOTION to approve the minutes, with changes. was made by Bob Semian,
SECOND by Michael McTiernan.

APPROVED by all. Motion carried.

Financial

1. Financial report was reviewed. Karen was not present to clarify her reports.
2. Leo O'Reilly: Our Debt Service for the line of credit of \$40,000 has been paid off.
3. The \$28,000 for weed control is in a separate account.
4. John Pierro: We are over-budget on 6 items. John will call Karen to review some discrepancies before our next meeting.
5. There was some discussion about the \$5,495 that is still owed on the office building. Bob is in favor of paying it off, Leo and Rolland say no because the balance is primarily principal.
6. We now have 4 bank accounts: Weeds and Lake, Operating Account, Money for Capital improvements (market account), Spillway. The account labeled "Lake Recreation Account" will be closed. Rolland says put it in the operating account. Leo agrees.
7. Leo and Al went to the bank yesterday and closed all CDs. Total received was \$68,717.87, which all went into the operating account. Originally this was slated to go to the line of credit, and the balance for the construction loan. Since the line of credit has been paid off, the entire amount will be applied to the construction loan.

8. Tony will call the bank again on Monday to get the Construction loan papers and schedule the closing.
9. COLA (cost of living adjustment): It was resolved that we do not need to make a motion regarding the COLA because the By-Laws state that dues automatically increase according to COLA without a vote. Rolland wants to waive the COLA for this year because of the difficult economic times.

MOTION to waive the COLA (Cost of Living Adjustment) required in our By-Laws due to economic conditions for THIS YEAR ONLY.

MOTION was made by, Bob Semian

SECOND by Al Grabon

APPROVED by all. Motion carried.

10. John noted concerns for the amount available on hand for year end. Leo conveyed from Karen that we would be “a little tight”. Leo was away and only had a brief conversation with Karen. John to follow up with Karen.

MOTION to accept the financial report with the exception that the CD amounts will be clarified.

MOTION made by, Al Grabon

SECOND by Bob Semian

APPROVED by 6 votes with John Pierro abstaining. Motion carried

11. John wants to see the final report which Karen will prepare as soon as bank statements are available.

Communications/Legal

1. Karen’s report on Stella/Dietz special billing for “roads only” billing was reviewed.

MOTION The Board authorized Magnotta to send letters to Stella and Dietz for their “roads only” dues per the October 14th Road Maintenance Report.

MOTION made by, Bob Semian

SECOND by Michael McTiernan

APPROVED by all. Motion carried.

2. Letter on Wlodarczyk regarding violations of itemized Covenants and By-Laws, as well as failure to obtain a permit for installing a sewage system. The Board authorized Attorney Magnotta to proceed with sending a letter to Wlodarczyk itemizing the violations with a copy to the Township office. Tony will send the letter on Monday.
3. Tony is still waiting on spillway construction loan documents from Wayne Bank.

4. Spillway: Tony never received revised drawings from Givler. Al says they are in the PLA office. There are copies in this Board packet. Rolland will have Givler send Tony an electronic copy.
5. Water Tower: Distance from the edge of property is an issue, however state and township building codes may not apply to Aqua as they are a public utility. Chris says wait till they make their presentation before discussing. Adjacent property owners will need to be notified.

Committee Reports

ROADS AND MAINTENANCE

1. 2011 work is completed. One speed bump on West Shore will have to be moved to the owner's property line.
2. Emergency drainage is 95% complete.
3. Emergency generator for office/community building is to be purchased by the committee.
4. Perimeter drain system and sump pump was quoted by Alex at \$7100. We will get another bid. Chris suggested that we dig a test hole.
5. Storm runoff from Secluded acres: Chris has not received any call backs from the owner.

LAKE

1. School bus and Fire Department have not responded to phone calls. Rolland will send letters.
2. Lake drawdown will be 5 feet. There is still concern for the threat to wildlife because of loss of habitat. Bob says we will drain approximately 174 surface acres during the drawdown.
3. Beach bulkhead repairs can be done during drawdown.
4. Rolland will talk to Bill Kirkpatrick about precautionary measures to preserve our wildlife and environmentally sensitive issues.
5. John would like to see longer term reports from Bill so we can make comparisons from year to year and for changes over 5 years.

SECURITY

1. Two weeks ago we had a break-in at Briar Circle.
2. 911 signs: Complaint from State police and ambulance for not being able to find properties. Security is to make a list of the non compliants and the Board is to authorize the installation of 911 signs at the appropriate homes at their expense.
3. Two houses on the West side have posted signs. Security will tell them to remove them.
4. Security will have magnetic signs to identify them as security for their vehicles.
5. There should be a Grievance Committee meeting after the next Board Meeting. People must request a Grievance meeting in writing.

BY-LAWS COMMITTEE

1. Discussion will be closed as of Dec 15th. Joyce was asked to post a notice about this.
2. Notice of the June 2nd meeting should be sent out with the bills.

EMERGENCY PREPAREDNESS COMMITTEE

There will need to be two estimates for the generator purchase.

BUILDING RULES AND REGULATIONS COMMITTEE

Hoover: Joyce should have sent the letter.

Unfinished Business

Any items not covered today will be completed through email. The meeting must end early in order to hear a presentation from Aqua regarding their proposed water tower in PLE.

MOTION:

2012 Officers – Subsequent to the meeting Al Grabon proposed by email that the current officers be retained for 2012.

MOTION was seconded by Chris Borton and approved by a majority.

Adjournment

MOTION to Adjourn at 10:59

MADE by Bob Semian

SECOND by A; Grabon

APPROVED BY All Ays. Motion Carried.