

PAUPACKAN LAKE ASSOCIATION

BOARD OF DIRECTORS MEETING

May 21, 2011

Meeting called to order at 9:00 am.

Roll Call:

Board Members:

Rolland Grote (phone), Al Grabon, John Pierro (phone), Kathy May Showers, Robert Perry (absent), Bob Semian, Michael McTiernan

Attorney: Anthony Magnotta

Businedss Manager: Karen Kilgallen

Finance Chairperson: Leo O'Reilly

Election and By-Laws Chairperson: Carole Seuling

By-Laws Chairperson: Tony Mazaitis

Reading of the Minutes were read by Al Grabon

Minutes from previous Meeting were accepted with corrections.

MOTION to approve, Bob Semian,

SECOND by Rolland Grote

APPROVED by all ays. PASSED

Financial

1. There are 265 homes, Target 319. Part of the amount needed is on undeveloped properties.

Non-budgeted expense line established for Community Connections.

2. Security running higher than planned. Will look at this later. It is still before summer when security expense usually goes up.

3. Pay credit line in August. Debt Service is running good. See attached report.

4. Input for 2012 budget is needed. Committee people are asked to submit all budget requests by next meeting.

5. Rolland: Two \$50,000 payments per year over 3 years was approved at the General Meeting: one for the spillway and one for the line of credit.

6. John: Past dues collection are rolling better than expected.

7. Rolland: Congratulations to those who worked to make this happen.

8. Project \$114,000 shortfall this year on delinquent accounts.

Rolland: Consider dues reduction for undeveloped lots. See if it would encourage payment.

9. B Semian: Clarification on moving \$ for community Connection.

10. Karen: Non-budgeted expenses: Initial amount was \$30,000. Now \$20,000 for non-budgeted, less \$1,000 for office computer, less 7,000 for community connection.

MOTION to move \$19,615.50 to the Capital Account

MADE BY, John Pierro
SECOND by AlGrabon
APPROVED by all ays. PASSED

MOTION to accept the treasurers report
MADE BY, Bob Semian
SECOND by Kathy Showers
APPROVED by all ays. PASSED

11. Orchid Paper. Accounts Receivable; penalties and interest, don't apply to members until July.
12. Capital Payment on sale: If someone buys a bank foreclosure, they do not have to pay this fee. There are currently 26 houses in foreclosure that probably won't pay. If we can get those that have paid partials to come through we will be OK.
13. New computer is exceptionally slow when working in quick books.
14. Karen asked security about hundreds of fines. Karen can't find more than 6. Chris says they're in a binder in the security office. Later, after reviewing the security binder Karen cited that the forms files showed no uncollected fines. Many had no names and were incomplete. Bob Semian "has papers with fines not recorded." Office has no copies. Bob can't bring his papers because he is not done going through them.
15. Janine Edwards (our speaker) did win the primary for DA. Karen will write a letter giving 2 names for task force she wants to start. Michael and Rolland.
16. Check written to pay for yellow pages. Does anyone know about it? We have never advertised in the yellow pages.

Communications/Legal

1. Dietz No meeting with Attorney Waldren. Needs the budget for last 3 years.
2. Needs billing information for last four years for Mr. Stella.
3. By Laws clarification: Dues are "full amount for the first lot and a lesser amount for any additional lots"
4. Code of Conduct was voted on and approved. Will it be posted on the Web? Yes.

Unfinished Business

1. Computer hardware and software upgrade.
2. Porto Potties: Pink and blue were delivered, we ordered green. Company won't change the delivery for us because we are always vandalized. Already have had an incident of vandalism. There is fecal matter that needs cleaning. We pay \$106 per month.

Bills to be Paid

None

Committee Reports

WATER AND MAINTENANCE

1. Entech, engineering firm – main work
2. Hydrants on East Shore Drive were removed. He had it done and it wasn't billed.

ROADS AND MAINTENANCE by Alex Knopka

1. 10,000 lb. truck limitation for spring thaw should be in Rules and Regulations, NOT in By-Laws. Roads should be closed for 8 weeks from Jan 1 to April 15 for large trucks
2. Security wants more "speed bumps". Wants permission to install our existing two portables. Rolland is opposed to them. Kathy wants to rename them "Caution Bumps". No decision on that.
3. Emergency drainage work by Alex Knopka had been started.
4. Winter Report: Less salt on East Shore and West Shore this year to help the lake. It seemed adequate.
5. Culvert areas are collapsed and rotten. Will be fixed.
6. East Shore: a two story house near 77, plans to correct yard and house from flooding are being implemented.
7. East Shore Drive, 197 has septic being washed away.
8. Budget: Roof on Admin Building needs shingles before winter. Has already been patched.
9. Beach: Need to replace ropes and buoys at \$3-\$4 each and need 300 ft of Rope. Ordered 150 feet for each side. Need to spend about \$400 to \$500 to get the beach set up.
10. Administration Building: The "parging" on the basement is flaking.
11. Dam: Locks on valve on dam are still stuck. Recommend cutting the locks and getting a combination lock.

LAKE by B.Semian

1. Lake is Stocked. Thanks for all the help.
2. Thursday – did weed survey. NOT ONE TRACE of cabomba weed. Cabomba is VERY expensive and this should save us a great deal. We have Bladderwort and curly leaf palm weed which can be spot treated. The contract should be emailed today for board approval (Two payments of \$2,345 each). The Contract is from Aquatic Environment Consultants.
3. Rolland: Must keep the remainder of the \$30,000 set aside for lake treatment for future use against cabomba. It comes back.
4. DEP has new regulation (Tony wants to know when passed.) requiring a complete Lake Drawdown for any lake work. This is not possible if we want to protect our lake ecology.
5. Al wants to get more than 5 people who want weeds done to get a better price.
6. Walter Bachman can't come till fall.

SECURITY -

1. Break ins and drug activity. Most vandals were between age 13 and 17. We have less drug activity in the parking lot.
2. Street signs upgrade: Existing signs will be kept. Just doing upgrades. Hummingbird and Sunrise need signs.
3. Vehicle stickers: ATV's proof of insurance and registration are required for stickers.
4. Jimmy is still out on disability.
5. Had a meeting on citations not being followed up on.
6. State police says get lights on top of security vehicles, red and blue.
7. Al: There are boats on the lake, with stickers, that don't belong. We should add to Rules and Regs that boat owners must show proof that you own them before giving stickers. No visitor's boats are allowed. Currently Rules and Regs provide only 2 boats per owner, and 2 guests on the boat fishing with you.

MOTION to: The BoD authorizes the office to contact everybody with a boat, as well as ATV's that they must be registered and they should bring in proof of registration to get stickers.

MADE BY, Michael McTiernan

SECOND by Kathryn Showers

APPROVED by all ays.. PASSED.

8. It is undecided if we should try no stickers for canoes and rowboats. Need further discussions on how to stop nonmembers from fishing in our lake.
9. Clarence: The website, fishingworks.com, which is in the state of Washington, advertises our lake as one of the best fishing lakes in the country. Repeated attempts to remove us from their sight have failed.
10. There are some people soliciting from door to door. Even if they are residents, it is not permitted.
11. Report any violations to the office number for follow-up by security. The switchboard should forward these to security in off hours. Will post EMERGENCY NUMBER in July newsletter.
12. Township dumpster will be available June 4, 11, and 12.

BY-LAWS COMMITTEE

1. Septic tanks in by laws – should be in Rules and Regs.
2. Each change should be dated.
3. Typos
4. Last noted change was 2006. Changes made at 2010 General meeting never got incorporated.
5. Total membership must agree on any change. Need 66% of membership. Tony will reserve opinion.
6. Comment: Covenant says Article 19 (majority of those present) is contrary to Act 180. State law is 66% of the membership. Is it superceded by Act 180?
7. Amendments are dated, but were never recorded with the county.

8. Should be executed by the President and the Secretary. Then it must be recorded by the Recorder of Deeds in the office of Wayne County.
9. By Laws are meant to "Govern the way the Association runs." Therefore land use and Septic Systems should be part of Rules and Regulations, not By-Laws (as they are now). We must give reason for the changes to the bylaws. There should be a letter in the newsletter spelling this out.
10. Marge: Undersized lots have been on the agenda every year since 2008. 2009, not able to talk about it because of the water company vote. 2010 no one understood it. One member, one vote. When they started lots were tiny, 50x50. Septic was a big concern. Some septic tanks were made of 25 gallon oil drums. We have a total of ½ acre but it is actually two lots. Undersized lots were purposely made in order to save the lake. People who did this should not be penalized by paying more dues.

ELECTION COMMITTEE

1. Election for this year has been posted. Need to mail notice to all "members in good standing".
2. By Laws mandate that no hand carried applications to run for the Board can be accepted. They MUST be mailed to the Election Committee mailbox.
3. This year's newsletter will spell out future notices to be done by on line notice, and notices at the office and bulletin boards. People who cannot utilize these methods must send written notice to the Office to request notification by postal service.
4. Whose seats are up? Al Grabon, Michael McTiernan, and John Pierro. Last year it was Kathy Showers, Bob Semian, Bob Perry, and Rolland Grote.

BOARD MEMBERS HANDBOOK

Rolland: This is still in process

BUILDING RULES AND REGULATIONS COMMITTEE

Nothing to report

COMMUNITY CONNECTIONS COMMITTEE

1. Playground: everybody is using it and loves it.
2. Property at 110 Tiffany Road – son now owns it. Contact him for clean up.
3. Had shirts made with "Paupackan Lake" and will be selling them at Flea Market on Memorial Day weekend.
4. Budget itemized. \$3458.34 balance available.
5. Use of CC space downstairs by members: Must be in good standing. Must execute an "Activities Consent Form". Also must leave a deposit for damage. When asked about insurance coverage, Tony addressed it as "reasonable man theory". This would also relate to any drinking and driving issues.

New Business

Newsletter must be started to be out in July.

Must announce officers in the beginning of the year. How are we doing this without a January newsletter?

Call Seth to see what a February newsletter would entail.

Must list schedule of fines.

Be sure to get commitment for a change of type for the print on the budget.

General Membership Meeting

The school has been reserved for this year, the last Saturday before Labor Day weekend.

Good and Welfare (public comments)

A new additional Bulletin Board is being installed by the office.

We MUST keep all board minutes and financial records indefinitely.

Will resolve what to do with damaged records from the basement flood at a later time.

Adjournment

MOTION by Al Grabon to Adjourn at 12:00

SECOND by Kathy Showers

APPROVED BY All Ays. PASSED