



Song Lake Property Owners Association
Preble, NY

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Songlakeassociation@gmail.com

“Watching out for our lake and bringing the community together.”

**Song Lake Property Owners Board
Meeting Minutes
March 3, 2025
5:35 p.m. Zoom video conference**

Present:

<u>Officers (2 year term)*</u>	<u>Board members (3 year term)</u>	<u>Other</u>
Tom Abrams (Pres) (2025/2026)	Scott Collier (2027)	Cathy Merrill
Tarki Heath (VP) (2025/2026)	Linda Metz (2025)	
Martha Quinn (Treasurer) (2025/2025)	Jeff Merrill (2027)	
Mónica Abrams (Sec) (2025/2025)		

* First year - Officer term; second year - Board term.

Absent:

	Steve Soos (2026)	
	Tony Goddard (former Pres)	
	Tom Santurri (2027)	
	Carol Levine (2025)	

1. **Roll call** to establish quorum (quorum - 6 members).
2. **January 6, 2025** Board meeting minutes approved with one change – update/correct Officers’ and Board of Directors’ term year endings. Will also add Tarki’s document on terms for BODs and Officers (estimated)
3. **Treasurer Report**
 - a. Finances

REPORT:**General Fund:**

Carried over from 10-8-2024	
Membership Fund	
includes membership dues, water quality & tent donations	\$10,743.73
Designated Fish Fund	\$1,935.69
	\$12,679.42

Deposits:

Membership/Weed Donations	1,523.95
Ornament deposits	\$262.00
Total Inflow:	1,785.95

Expenditures:

Hicklins Fish Farm-stocking fish(depletes fish fund)	\$2,000.00
Tom Abrams-ornament reimbursement	\$214.15
Girl Scouts of NY PENN-donation for fall boat launch	\$100.00
NYS Fed of Lake Assn- CSLAP testing	\$925.00
Deluxe Check Order	\$30.25
Tarki Heath- website renewal reimbursement	\$220.19
Total Outflow:	\$3,489.59
Account Balance as of 3/3/2025	\$10,975.78

Last Bank Balance - January 31, 2025	\$11,295.97
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Balance as of March statement \$10,975.97

4. Website

- Not much has changed since the last meeting.
- Jeff will add corrected/updated January minutes.
- Will upload CSLAP report once Tarki's comments are addressed.
- Will upload pictures from the Association brunch (Feb.). Tom will send pictures. Some pictures already posted on Facebook.

5. Facebook

- a. Still need Tony G. to replace himself as administrator with either Tom or Scott. Tom currently has limited access (can post) and Scott has no admin rights. Scott still has had no response from Tony. Martha will follow up with Tony. Maybe need to make a new Facebook page? – do not want to lose people already following.

6. Committee Updates:

- a. *Nomination Committee* – Mónica and Tarki.
- Reviewed bylaw election requirements.
 - Noted that Officers have 3-year BOD terms and 2-year Officer terms.
 - 2025 – All Officer positions are up for election as are 4 Board member positions
 - Need to inform the membership about the open positions. Anyone interested must be an Association member.
 - Current Officers have agreed to continue their terms. Board members are willing to continue unless someone else is interested in joining.

- Agreed on proposed bylaw changes (edits done by Tarki on election frequency; annually as needed versus every 2 years, removed limit of 2 BOD replacements each election cycle, and added the month of June as an option for the Annual meeting). This will address the terms that are currently out of sync with the bylaws. **This will need to be voted on at Annual meeting.**
- b. *Recreation Committee* – Tom S. and Diana.
 - Carol L. hosted a potluck brunch for all members at her house on 2/16/25 at 11 am with an optional dish to pass. There were about 30 people in attendance. Everyone enjoyed spending time with neighbors. Thank you, Carol, for hosting at your home and making this event possible!
 - Memorial Day – Need to purchase and distribute flags.
- c. *Watershed and Environment* – Tarki
 - Citizens Statewide Lake Assessment Program (CSLAP) testing - all equipment ordered, will start in June
 - Perchlorate sample results from last summer showed low to nondetect concentrations. Testing was done prior to fireworks the lake and a couple of weeks afterwards.
 - The NYS Federation of Lake Associations (NYSFOLA) Conference will be on 5/2 and 5/3 in Lake George. The Kettle Lakes Association will pay for one registration per lake, not including lodging (two day attendance & food \$375, \$225 attendance only, \$180 for one day attendance). Offer to Watershed Committee and Board members. Cathy and Jeff M. may attend but will cover their own costs.
 - Kettle Lakes Association – Mural project meeting Thursday to share progress – artist is Brandan Lazore. Tom will forward end of year report to Board – outlines activities done throughout the year. Will post on our website.

7. Shoal Markers – Jeff

- a. To be discussed at May meeting
- b. Done mid-June in 2024

8. Bylaw Review – Tarki, Jeff, Mónica

- a. Bylaws with edits shown were sent with agenda (attached). Edited version will be sent with Annual meeting invite. Membership will vote at Annual meeting.

9. Boat Launch/Removal - Tom A.

- a. Everyone that participates must be a member
- b. Tom will reach out to Girl Scout Camp for launch this year 2025 (2023 done May 11th, 2024 done May 10th).
- c. Must have Association representative on site so that camp staff don't have to be there.
- d. \$100 donation was given to Girl Scouts for 2024 use as has been done in past.
- e. Agreed that future use include a voluntary \$20 donation to cover what Association gives to Girl Scouts.

10. Holiday lake ornaments – Tom A.

- Ordered additional 20 ornaments and 10 magnets.
- Sold 7 ornaments and 5 magnets to date; 13 ornaments and 5 magnets left.
- Total paid for recent order \$316.92; Tom will submit expense to Martha
- Will sell at Annual meeting

11. Other

- a. Midwinter Brunch (February) – reported under 6b – Recreation Committee
- b. Annual Meeting – Tom checked on options for using Camp Hoover Mark Lodge for Annual Meeting in June. 6/14, 6/21 and 6/28 Saturdays are available and all weeknights except 6/30 are available. Although website limits use to 7 PM Liz Schmidt said we could extend weeknights to 8 PM to accommodate say a weeknight meeting from 6 to 8 PM. Will do an online survey to see best date and time for all residents (Sat. 6/14 or 6/28 10-12, Wed. 6/18 6-8 pm or Th 6/26 pm)
- c. WCD (Water Conservation District) – Tarki – appears at least 3 residents have received assistance with septic system upgrade support. Tom spoke to one person at midwinter brunch that received support. Tarki will get in touch with Amanda see if we can get a firm number. Need to do a write up to share with members – this may make a difference with phosphorus leaking.
- d. Martha – Sent \$100 donation for use of ramp to Girl Scouts Camp
- e. Tom – Ordered 30 additional ornaments
- f. Tom, Scott and Jeff – Coordinate follow-up with Tony on Facebook administrative rights – tried – no progress
- g. Monica – sent Welcome package for Dovi
- h. Tarki – Drafted bylaw edits (elections annually as needed to fill vacancies, delete limit on number of BOD replacements each election and Annual meeting June)
- i. Carol – Emailed February potluck luncheon invite.
- j. Tom – Forwarded Preble Town Clerk opening to residents
- k. Tom and Tarki – Coordinate follow-up with Girl Scouts on whether or not they will proceed with additional \$2K ProcettaCOR donation – decided to not pursue anymore since no reply to multiple requests.
- l. Monica – Mailed requests for contact information from 18 residents for whom we do not have email and/or telephone information.

12. Action Items

- a. **Tom** – email Jeff pictures of Midwinter Brunch to be posted on website
- b. **Martha** – will contact Tony regarding Facebook administrative rights for Tom and Scott
- c. **Tom** – will send survey to all residents Annual meeting dates
- d. **Tom** - will check with Girl Scouts on boat launch date and send an email to members with information (including suggested \$20 donation)
- e. **Monica** – will check with Carol on Welcome packages for two other new residents – were they given one?
- f. **Tarki** – Will check with Amanda on more septic system information (number of lake residences that may have received financial support for upgrades).
- g. **Tom** – will send Kettle Lakes Association end of year report to Board. Jeff will put on website

Next meeting – Monday, May 5th @ 5:30pm via Zoom

Meeting adjourned at 6:41 PM

Respectfully Submitted by: Mónica Abrams

CONSTITUTION AND BY-LAWS (With Revisions)

SONG LAKE PROPERTY OWNERS ASSOCIATION INC

Revised July 29, 2020; Revised August 21, 2016; Revised August 2, 2009; Revised September 20, 1999; Revised August 23 1975; incorporated July 13, 1956

ARTICLE I— NAME & OBJECTIVE OF CORPORATION

Section 1—This corporation shall be known as the Song Lake Property Owner's Association Inc hereinafter in this document called the Association. Section 2- The objectives of the Association shall be to: a) safeguard the quality of the lake and watershed area b) to enhance the recreational use of the lake for activities such as swimming, fishing, and boating c) to promote a sense of community and common responsibility among the residents

ARTICLE II- MEMBERSHIP

Section 1- Any person who owns land, or leases a residence for a period of not less than one (1) year, and the property abuts Song Lake or is located on Palmer Rd, Old Woods Rd., Fulmer Rd, or Song Lake Rd. (between Palmer Rd. and Fulmer Rd.), is eligible for membership in the Association.

Section 2- A person becomes a member by agreeing to the objectives of the Association and by payment of the annual dues.

Section 3- Each member attending an Association meeting shall be entitled to one (1) vote, regardless of how many properties the member owns or leases.

Section 4- Any member of the Association may withdraw from membership at any time, by written resignation submitted to the Secretary, but in event of such withdrawal, dues paid shall not be prorated or refunded.

Section 5- Membership maybe terminated, for cause other than non-payment of dues, by two-thirds of the membership of the Board, provided however, that the member in question be given written notice of such possible termination of membership at least one week prior to the meeting, and shall be given opportunity at the meeting of the BOD to show cause why the membership should not be terminated. If the membership is terminated the dues for that year, paid in advance shall be prorated.

Section 6- Honorary membership may be conferred upon such persons or organizations as may be chosen by a unanimous vote of the BOD.

Section 7 - All members shall conduct themselves in a civil manner in all association meetings and events, and comply with all rulings by the chairperson. Any member who does not conduct him/herself in a civil manner, or who engages in assaultive, violent, threatening or tumultuous behavior, or who uses abusive or obscene language shall be subject to immediate removal from such meeting and to termination of membership, pursuant to section 5 of this article.

ARTICLE III— GOVERNANCE

Section 1- The general management of the affairs of the Association shall be vested in the BOD.

Section 2-The BOD shall consist of officers, a President, a Vice-President, a Secretary, a Treasurer, and six (6) Directors At Large. The Officers and Directors at Large will be elected by the membership of the Association at the annual general meeting.

Section 3-The immediate past president shall serve as a voting member of the BOD for a period of two (2) years immediately following the election of a new president.

Section 4- A member of the BOD may be removed from office for cause, by a vote of three quarters of the members of the BOD, excluding that Board member. The member will be given at least one week notice prior to

the vote and will be given opportunity at the meeting of the Board to show cause why the member should not be removed from office,

Section 5 - The fiscal year of the Association shall be from July first to June thirtieth of the following calendar year.

ARTICLE IV— MEETINGS

Section 1-The general meeting of the members of the Association shall be in June, July or July or August of each year, on a date designated by the president. Notice of time and place shall be distributed to each member of the Association at least ten (10) days prior to the meeting. The meeting shall be held within the Town of Preble

Section 2- Special meetings of the Association may be called by the President at any time, or by the President upon receipt of a petition to hold a special meeting signed by at least fifteen (15) members; notice of the meeting is to be distributed to all members at least ten days previous to said meeting, and at such meeting only such business as is specified in the notice shall be considered.

Section 3- At all meetings of the Association, either regular or special, fifteen members shall constitute a quorum.

Section 4-The Board of Directors (BOD) will meet a minimum of four (4) times a year. Notice shall be sent to all BOD members at least five (5) days in advance.

Section 5 - Upon petition of three (3) members of the BOD, the president shall call a special meeting to be held within the next ten (10) days of receipt of the petition. Notice of the special meeting shall be sent to all Board members at least five (5) days in advance of the meeting.

Section 5 - Six (6) members of the BOD shall constitute a quorum for all meetings of the BOD.

Section 6 - Members of the BOD may participate by means of conference telephone or similar communications equipment enabling all Directors participating in the meeting to hear one another. Such participation in a meeting shall constitute presence in person at the meeting,

ARTICLE V— ELECTION OF BOARD OF DIRECTORS

Section 1 - The Board of Directors will elect the nominating committee - The term of office for each Director at Large shall be three (3) years. Elections for such offices may occur annually, as needed, to fill vacancies and maintain a body of six at large directors.~~shall be held every two (2) years at the annual meeting. Two Directors shall be elected to replace the two (2) incumbent Directors whose terms are expiring.~~

Section 2- Each Association member at the meeting is entitled to vote for each Director seat.

Section 3 - A candidate must receive a majority of the votes to be elected

Section 4 - The officers shall be elected for a term of two (2) years, in the same manner the Directors At Large.

Section 5 - The elected members of the BOD will assume their positions at the conclusion of the elections

ARTICLE VI— VACANCIES IN OFFICE

Section 1- If a member of the BOD becomes ineligible for membership (as defined in Article 2 Section 1, 2) the tenure of office will end and a vacancy will occur.

Section 2 - If a vacancy in office occurs, at the next meeting of the BOD the President shall nominate and with a majority vote of the members of the BOD present and voting elect a person to fill the term of the vacancy.

Section 3- If the office of treasurer is vacant, the secretary will assume the responsibilities of treasurer, and with a vote of the majority of the Board of Directors present and voting may continue in the dual capacity until the completion of the term of office.

Section 4 - if the office of secretary is vacant, the treasurer will assume the responsibilities of the secretary, and with a vote of the majority of the Board of Directors present and voting may continue in the dual capacity until the completion of the term of office.

ARTICLE VII—DUTIES OF OFFICERS

Section 1-The President shall preside at all meetings. With the consent of the BOD the President shall appoint committees as needed, and with the consent of the BOD sign contracts on behalf of the Association.

Section 2—The president shall be ex-officio member of all committees. The president may appoint the Vice-President to serve as an ex-officio member of any committee.

Section 3- In the absence of the President, the Vice-President shall act in the President's stead. In the absence of both, the Secretary shall preside, and in absence of the Secretary as well, the Treasurer will preside.

Section 4 - The Secretary shall keep the minutes of all meeting of the Association and BOD: shall send out notices for meetings of the Association or the BOD. The Secretary will also keep an account of all persons who are members of the Association, and such other duties as required by the president or the BOD.

Section 5 - The Treasurer shall have charge of all the receipts and monies of the Association, keep financial records, make deposits and disbursements, send out bills for dues and fees; give regular financial reports to the BOD and to the annual meeting, shall present a budget at the annual meeting for approval, and perform such duties as required by the President and the BOD.

ARTICLE VIII—DUTIES AND POWERS OF THE BOD

Section 1-The BOD shall have general responsibility for the management of the affairs, funds and property of the Association in accordance with the objectives of the Association as specified in Article I Section 2.

Section 2 —The Board of Directors will elect the nominating committee.

Section 3 - The BOD shall have the power to make rules for the use of Association property.

Section 4 - The BOD shall have the power to vote the expenditure of money and to modify the Association budget when necessary.

Section 5 -The BOD shall have the power to purchase, lease, rent in the name of the Association any property or facilities for the use of the members. However, no such contract may be entered into without approval of the BOD.

Section 6 -The BOD shall not have the power to impose any liability or levy any assessment upon the members.

Section 7 - The meetings of the BOD may be held in any place as may be convenient for the members of the BOD.

ARTICLE IX - COMPENSATION OF DIRECTORS AND OFFICERS

Section 1 -Neither the members of the BOD or members serving on committees shall receive any salary or compensation for services rendered to the Association.

ARTICLE X - DUES

Section 1- The annual dues of members shall be for the period beginning the first (1) day of July through the thirtieth (30) day of June of the following calendar year.

Section 2 -The dues shall be set by the BOD.

Section 3 - Any member whose dues are not paid by the annual meeting will not have the right to vote at the meeting.

Section 4 - Any member whose dues are two years in arrears will automatically cease to be a member.

ARTICLE XI AMMENDMENTS

Section 1 -The By-Laws of the Association may be amended or repealed at any time in the following manner. Any amendment may be proposed by a majority vote of the BOD, or by petition subscribed by at least fifteen members in good standing, and submitted to the President. Notice of such proposed amendment will be distributed by the Secretary to every member of the Association in good standing at least ten (10) days prior to the annual meeting or special meeting at which the said amendment is to be presented for consideration and action. A majority vote of those present and voting shall be necessary for the adoption of such amendment.

ARTICLE XII—NOTICES

Section 1 - All notices to members shall be sent either by mail, in person, or by electronic means to the address of the member as given on the books of the Association.

ARTICLE XIII—Dissolution Clause

In the event that this non-profit corporation declares dissolution, any remaining assets of the Song Lake Property Owners Association, shall be equally distributed to those members on record for the past two years after distribution of 5% (five percent) to Girl Scouts of NYPennPathways at 8170 Thompson Rd. Cicero, NY 13039 as a dedicated contribution to the Camp Hoover Property on Song Lake (2065 Song Lake Crossing Road, Tully, NY 13159).