

ELDA General Membership Meeting – August 16th, 2025, 10AM

Officers:

George Firmstone, President
Dave Stanton, Vice President
Pat Walker, Treasurer,
Millie McCarthy, Corresponding Secretary
Kathy Emanuelson, Recording Secretary

Board Members:

Dennis Gregory ('25) Jon Walko ('26)
Chris Mann ('25) Mike Connolly ('27)
Paul Szwayka ('25) Brian Devaney ('27)
Mark Murray ('26) Mike Henshaw ('27)
Joe Palonis ('26) Bob Keen, Past President

Call to Order & Introductions: President George Firmstone called the meeting to order at 10:03am and welcomed all today, a great turnout. Cynthia Matzko asked to address the membership. She introduced Michael III, and both thanked all the membership for the kind thoughts, support and donations made in Mike's memory. George asked all members present to sign in (sign-in sheet addendum 1) , and introduce themselves.

Recording Secretary's Report: Kathy Emanuelson requested a motion to approve the minutes for July 12th, 2025, that were distributed electronically to ELDA General Membership for their review prior to today's meeting.

The motion was made by Bob Dethlefsen, seconded by John Parker. One correction was noted by John Parker: in ELDA elections, members are entitled to one vote per lake right owned, both active and inactive. With that note, the motion passed unanimously.

Nominating Committee: John Parker thanked everyone for coming and described the process of voting. The ballot is printed and will be distributed to members present, where each member will get as many ballots as lake rights owned. John noted that this will take time, and he thanked people for their patience.

John explained the unique nature of this election. We are electing 5 board members, as two of the current members are accepting officer positions and leaving their current board position. As a result, ELDA members are electing 3 board members for full 3-year terms, (as is usual every year), and a board member for each of the unexpired terms, one is 2-years, and one is for 1 year. The 3 highest vote getters will get the full 3-year terms, next highest the 2-year, next highest the 1-year term.

John also explained that any ties will be decided by a pull of a name from his 'red solo cup'.

The slate of officers the committee recommends to ELDA membership is:

President: Mike Connolly

Vice President: Jon Walko

Treasurer: Pat Walker

Corresponding Secretary: Millie McCarthy

Recording Secretary: Kathy Emanuelson

Running for election to the board: Dennis Gregory (current board member), Chris Mann (current board member), Steve Ryan, Tom Serafin, Holly Stanton, and Paul Szwayka (current board member).

The meeting paused while the ballots were distributed and collected to members present.

While the committee worked, Millie shared her report.

Corresponding Secretary's Report: Millie McCarthy reported that she sent 148 invoices, with 160 active and 9 inactive lake rights. She has assembled a geographic profile of lake rights around the lake. The notation following shore/street name indicates the # of invoices / # of active lake rights: Buckland 33/34, Club House 7/7, Elk Lake 7/8, Garner 2/2, Giles 18/20, Kennedy 6/9, Larkin 4/5, Lizzy 16/15, Sensentine 21/22, Stanton 2/2, West Shore 32/36.

The Nominating committee stepped aside and compiled results as the meeting resumed at 10:34.

Treasurer's Report: Pat Walker shared the ELDA financial statements with the membership prior to the meeting. The Balance Sheet as of July 31, 2025, showed checking/savings assets at \$256,439.06. He noted that the Transaction Detail shows members where ELDA's money was spent, and the Profit & Loss statement dated August 2024 through July 2025 shows the actual ELDA budget for this past year. Pat credited fishing chairman Jack Mulka for getting a refund for the 49 walleye that did not survive the delivery. He noted that there were donations made in memory of Frank Larkin and Mike Matzko. See addendum 2 for these three financial reports.

Financial Records Review Committee: Vince Gatti & Randy Berini, committee members, reported that simply stated: "All the cash is there." They complimented Pat's record keeping and reassured membership that their money is being handled safely and professionally.

A motion to approve both the Treasurer's and Financial Records report was made by Dave Stanton, seconded by Lenny Addison, and passed with no opposed.

Township Meeting Report: George noted that no board member is attending township meetings. Holly Stanton noted that there is the news of "Pyroland" and noise issues in South Canaan.

Patrol Report: Joe Farrell reported he's spent a lot of time on the lake. If anyone has any questions, he welcomes them to wave him down anytime. He needed to follow up on a few families harassing the geese. Joe noted that geese are protected. He also addressed a few Jetski issues. Joe requested that ELDA members use common sense and look at the traffic on the lake and adjust boating activity to maintain safety and good relationships with our neighbors. Also, he emphasized that guests may not bring paddle boards or kayaks onto our lake. Only stickered, resident owned non-motor craft are allowed. This is to protect our lake from invasive weeds. Joe also encouraged us all to talk to our neighbors about all these issues, which will ensure that our lake stays clean and safe.

Boating and Safety: George noted that with Joe's report, there is no further boating safety issues to report.

Fish Committee: Jack Mulka started his report by thanking Rob Howell and Kristin Conover for the fabulous Fishing Tournament morning this year, and for the years of great tourneys! He noted the many happy faces participating and the magic of introducing fishing to all the young people participating. Jack reported that the fishing is as good as it's ever been. He reported that apparently small mouth bass have "woke up" and are being caught in all sizes! A 27" pickerel was caught and there is great trout fishing. Len Addison commented, "keep doing what you're doing". Jack reminded members that Walleye were stocked last fall and trout will be stocked next spring. A Fish committee meeting will be held by the end of August on Giles Road. Anyone interested in joining is welcome, just contact Jack for details.

Water Quality Report: Dave Stanton reported that June water quality reports were good, and July were better. He attributed June's reports to a very wet spring. A question was asked about the apparent increase in lily pads around the lake, in places where they never grew before. Dave promised to ask the surveyors about weeds and lily pads when they come for August testing.

Fracking Committee Report: Dave Stanton reported that fracking is still on hold in NEPA.

Dam report: George noted that he's reached out to Steve Knash, inquiring about finding a new person to address/fix the 2 minor cracks in the weir. Board members are monitoring, but the board does want to be proactive and find a person to address the cracks before they become a problem.

Summer Activities: George thanked ALL of the people who stepped up and ran these summer events that define ELDA summers.

- George Stanton Annual Golf Tournament – There was a full field enjoying camaraderie and lunch on a great Saturday morning. Mike Farrell's team was the winner. Many thanks to the Stanton family and Len Addison.
- Annual Field Day – Owen & Katie Dugan gave the kids an awesome day of fun! The water bucket "dunk tank" was a super addition. And the egg toss is the classic.
- Covered Dish – Beard and Connolly families made all the arrangements that make this evening terrific.
- Fishing Tournament – Rob Howell & Kristin Conover were thanked again.

Old Business: George had no old business to discuss.

New Business:

- Summer newsletter – Please send your stories and pictures to Laure Carlo at laurecarlo@yahoo.com by Labor Day!
- George honored two outgoing board members.

Bob Keen is leaving the board after many years of service. George commented that there are few people who are more knowledgeable, and who care more about the lake.

Dave Stanton is leaving the board after decades of service to the board. He's a past president, and leaving this term as vice president, with involvement for 30 plus years! He's gone above and beyond and knows all the history as well as truly caring about Elk Lake.

George thanked both Bob and Dave sincerely for all their time and commitment to the benefit of the entire ELDA community!

- Pat Walker thanked George for his long commitment to the ELDA leadership and specifically for these 7 years as president. We're happy to have George filling the past-president position.

Nominating Committee Results: John Parker reported the election results. There was a tie in the 3rd vote-getter position, so a name was drawn from the cup to choose who would take the 3rd three-year board position.

John also noted that with Holly Stanton taking a board position, there is a position open on the Nominating Committee for next year.

The results are:

Officers: President: Mike Connolly
Vice President: Jon Walko
Treasurer: Pat Walker
Corresponding Secretary: Millie McCarthy
Recording Secretary: Kathy Emanuelson

Three-year term board members: Dennis Gregory, Chris Mann and Holly Stanton.

Two-year term: Paul Szwayka; one-year term: Tom Serafin.

John thanked all who participated, and congratulated the officers and board members.

A motion to adjourn was made at 11:00am by Jerry Theobald, seconded by Barb Lutat, and passed with no opposition.

Respectfully submitted,

Kathy Emanuelson
Recording Secretary
August 29, 2025

EUSA General Membership Mtg 8/16/2025

George Firmstone
 Beth Emanuelson
 Bob Keen
 Rich CARBO
 Katherine + Jack Mucke
 Cynthia Matzko
 Michael + Matzko III
 Charlotte Lari
 Dale + Holly Stanton
 Jim + Ellen SARTORI
 MARK MURRAY
 Carolyn + Matt Zizzo
 Christine Greedman
 KESEY IRWIN
 Megan and Matt Neiker
 Beverly and John Parker
 JEN ADDISON
 Paul Phillips
 JEFF KIRKSTONE
 Larry CONOVER
 Robert Powell
 Chris Mann
 Dave Humphreys
 Don Hegerty
 RANDY BERINI
 Jerry Theobald
 Jim Clark

Joe Henshaw
 Jon Bernost
 A.M. Walsh Brennan
 Mike Ryan
 Karen Firmstone
 Robert Dehlfesen
 Theresa Dehlfesen
 Jennifer Wertz
 Janie Reif
 David Armitage (Guest)
 Shelley Reif Armitage (Guest)
 Johnnie Conolly
 Mike Conolly
 Fran + Jean
 Susan Galeone
 Judith Haddern
 Barbara Tuttle
 Pat and Sue Walker
 Gene Buckley
 Brian Devaney
 Mike Conolly
 Millie McCarthy
 Brian Kupner
 Jimmy Szwanja
 Dennis Seyuan
 Cole Tracy

Tom TRACY
Bob Bunting
Jon Wilko
Beth Wilko
Joe Farrell
Steve Ryan
Michelle Ryan
Carolyn Ryan
Kelly & Vince Galt
Patty Barnes
Barbara Serafini

8/16/2025

Paul Rudolph

9:21 AM
08/13/25
Cash Basis

Elk Lake Development Association, Inc
Balance Sheet
As of July 31, 2025

	Jul 31, 25	Jul 31, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
*Checking 5435	7,647.63	10,614.43	-2,966.80
*Money Market 3701	15,003.46	50,889.33	-35,885.87
CD - 80018654 (0.7 %) 11/23/25	33,241.41	33,008.90	232.51
CD - 80037590 (3.5%) 2/3/26	59,095.42	57,057.48	2,037.94
CD - 80037593 (4.02%) 4/3/26	101,451.14	96,108.92	5,342.22
CD - 80092670 (4.25%) 12/22/25	40,000.00	0.00	40,000.00
Total Checking/Savings	256,439.06	247,679.06	8,760.00
Total Current Assets	256,439.06	247,679.06	8,760.00
Other Assets			
Lake Right Property	406,864.50	406,864.50	0.00
Total Other Assets	406,864.50	406,864.50	0.00
TOTAL ASSETS	663,303.56	654,543.56	8,760.00
LIABILITIES & EQUITY			
Equity			
Members' Equity	654,543.56	648,704.46	5,839.10
Net Income	8,760.00	5,839.10	2,920.90
Total Equity	663,303.56	654,543.56	8,760.00
TOTAL LIABILITIES & EQUITY	663,303.56	654,543.56	8,760.00

Addendum 2, continued

9:22 AM
08/13/25
Cash Basis

Elk Lake Development Association, Inc
Profit & Loss
August 2024 through July 2025

	Aug '24 - Jul 25
Ordinary Income/Expense	
Income	
Membership Fee Income	33,831.00
Total Income	33,831.00
Expense	
Admin Fees (Treasurer/Secy)	720.00
Contributions	200.00
Fish Replenishment	4,777.40
Insurance	8,272.00
Lake Patrol Services	2,354.76
Lake/Dam Maintenance	4,538.00
Lawn Care	745.20
Newsletter	671.19
Office/Postage	485.71
Permits	1,500.00
Picnic/Events	2,365.83
Professional Fees	552.00
Realty Taxes	5,590.11
Registration fees	26.00
Repairs & Maintenance	169.60
Total Expense	32,967.80
Net Ordinary Income	843.20
Other Income/Expense	
Other Income	
Memorial donation received	1,325.00
Interest Income	7,726.80
Total Other Income	9,051.80
Other Expense	
Inc Tax (IRC Sec 528)	1,135.00
Total Other Expense	1,135.00
Net Other Income	7,916.80
Net Income	8,760.00

Addendum 2, continued

9:24 AM
08/13/25
Cash Basis

Elk Lake Development Association, Inc
Transaction Detail By Account
August 2024 through July 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Admin Fees (Treasurer/Secy)							
Check	07/12/2025	1481	Millie McCarthy	180 active lake rights at \$3 per...	480.00		480.00
Check	07/12/2025	1482	Patrick Walker, Tres.	180 active lake rights at \$1.50 ...	240.00		720.00
Total Admin Fees (Treasurer/Secy)					720.00	0.00	720.00
Contributions							
Check	08/02/2025	1456	Browndale Fire Company	Donation	100.00		100.00
Check	08/02/2025	1457	Weymart Fire Company	Donation	100.00		200.00
Total Contributions					200.00	0.00	200.00
Fish Replenishment							
Check	11/03/2024	1444	Schultz's Fish Hatchery		5,000.00		5,000.00
Deposit	11/21/2024		Schultz's Fish Hatchery	refund on 42 Walleye fish that ...		222.80	4,777.40
Total Fish Replenishment					5,000.00	222.80	4,777.40
Insurance							
Check	10/03/2024	eft	US Liability Insurance Co	Liability Insurance (D&O)	284.00		284.00
Check	04/15/2025	eft	US Liability Insurance Co	Liability Insurance (D&O)	279.00		563.00
Check	08/09/2025	eft	Tuscarora Wayne	Commercial Gen'l Liab & Umbr...	7,709.00		8,272.00
Total Insurance					8,272.00	0.00	8,272.00
Lake Patrol Services							
Check	05/23/2025	1455	Spencer Printing	2025 boat stickers	1,183.89		1,183.89
Check	07/12/2025	1483	Joe Farrell	2024 service: 131.5 hrs. @ \$8...	1,170.87		2,354.76
Total Lake Patrol Services					2,354.76	0.00	2,354.76
Lake/Dam Maintenance							
Check	01/07/2025	1447	Aquatic Environment Consultants	Lake Study Samples/testing fr...	918.00		918.00
Check	02/28/2025	1449	Stephen Knash	Dam Inspection	300.00		1,288.00
Check	04/29/2025	1450	Aquatic Environment Consultants	Lake Study Samples/testing fr...	946.00		2,214.00
Check	08/02/2025	1458	Aquatic Environment Consultants	Lake Study Samples/testing se...	2,324.00		4,538.00
Total Lake/Dam Maintenance					4,538.00	0.00	4,538.00
Lawn Care							
Check	08/07/2024	1435	Grass Roots and Garden	2024 lawn cutting by dam	254.40		254.40
Check	11/20/2024	1445	Grass Roots and Garden	2024 lawn cutting by dam	300.00		554.40
Check	08/22/2025	1480	Grass Roots and Garden	2024 lawn cutting by dam	190.80		745.20
Total Lawn Care					745.20	0.00	745.20
Newsletter							
Check	02/19/2025	1448	Laure Carlo	reimb MS385 w/ GoDaddy	88.32		88.32
Check	05/12/2025	1451	Laure Carlo	website renewal	584.87		671.19
Total Newsletter					671.19	0.00	671.19
Office/Postage							
Check	05/23/2025	1454	Millie McCarthy	file cabinet/stamps/envelopes/...	485.71		485.71
Total Office/Postage					485.71	0.00	485.71
Permits							
Check	08/02/2025	1459	PA Clean Water Fund	Dam Program (FY 7/1/24 thru ...	1,500.00		1,500.00
Total Permits					1,500.00	0.00	1,500.00
Picnic/Events							
Check	08/05/2024	1433	Adrian Sierra	Field Day	709.34		709.34
Check	08/05/2024	1434	Len Addison	reimb. Field Day egg loss	23.89		733.03
Check	08/14/2024	1436	Reeves Rent-A-John	Covered Dish Picnic - 7/28/24 ...	145.75		878.78
Check	08/14/2024	1437	Boulevard Rental	Chairs/Tables/Tent for family p...	779.10		1,657.88
Check	08/21/2024	1438	Rob Howell Jr.	Fish competition reimbursement	552.89		2,210.77
Deposit	08/21/2024		Rob Howell Jr.	cash receipts for Fishing Cont...		104.00	2,106.77
Check	10/31/2024	1443	Fred Stanton	reimburse for Golf outing espe...	20.12		2,126.89
Check	07/21/2025	1484	Holly Stanton	reimburse Golf outing prize an...	90.16		2,217.05
Check	07/22/2025	1488	NZ Signs	signs for Golf outing	57.00		2,274.05
Check	07/22/2025	1487	Julie Stanton	reimb for refreshments - Golf o...	92.21		2,366.26
Check	07/25/2025	1488	Len Addison	reimb. Field Day egg loss	19.57		2,385.83
Total Picnic/Events					2,489.83	104.00	2,385.83
Professional Fees							
Acctg/Tax Prep							
Check	11/20/2024	1448	Vannie B. Williams, CPA, P.C.	Tax Preparation (FYE 7/31/24)	552.00		552.00
Total Acctg/Tax Prep					552.00	0.00	552.00
Total Professional Fees					552.00	0.00	552.00
Realty Taxes							
Check	09/18/2024	1439	Marianne L. Thorpe, Tax Collec...	School tax on lake	4,238.49		4,238.49
Check	09/18/2024	1440	Marianne L. Thorpe, Tax Collec...	School tax on dam lot	8.43		4,246.92
Check	05/21/2025	1452	Marianne L. Thorpe, Tax Collec...	County/Township tax on Lake ...	1,342.52		5,589.44
Check	05/21/2025	1453	Marianne L. Thorpe, Tax Collec...	County/Township tax on Dam ...	2.87		5,590.11
Total Realty Taxes					5,590.11	0.00	5,590.11
Registration fees							

9:24 AM

Elk Lake Development Association, Inc
Transaction Detail By Account

08/13/25

August 2024 through July 2025

Cash Basis

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	10/24/2024	1441	PA Fish & Boat Commission	Registration Fee (PA 6782 AP)	25.00		25.00
Total Registration fees					25.00	0.00	25.00
Repairs & Maintenance							
Check	10/24/2024	1442	Seaman's Marine	winterization of ELDA Patrol b...	169.60		169.60
Total Repairs & Maintenance					169.60	0.00	169.60
TOTAL					33,314.40	328.00	32,986.40