

Annual Board Meeting  
July 2, 2011

Present were Caroline Lodewyks, Tom Ryan, Chet Varner, Jim Marsh, Stan Lapinski, David Werkmeister, Jeannie Thaler, and Kevin Kelly absent. Sue DeSanti was absent. Caroline asks everyone to sign in.

Motion to accept minutes – Caroline makes a motion and Tom 2<sup>nd</sup>

**Finance and Revenue: Stan Lapinski**

We prepared the budget for the coming year. We are anticipating about \$138,000 in revenue. Expenses are calculated at \$137,000. On top of the ordinary expenses, we have calculated about \$20K in road repairs, \$13K increase in salaries for maintenance and the pool salaries and \$4K for pool repairs for a leak that has to be fixed. We have about \$40K left over from the previous year and we would like to prepay \$20-\$25K. Our loan is a little less than \$200K. We are paying 7 ¼ percent and we would like to get that done as soon as possible. At the same time we are trying to get our roads repaired. We are thinking about possibly having a small increase for next year. This will help us prepay the loan a little more quickly. The increase would be for homeowners about \$3.50 per month and for lot owners \$1.75 per month. This will give us approximately \$10K extra. This would strictly go to road repairs. John Pally clarifies that it would be about \$50.00 per year for a homeowner. Caroline clarifies that it is just an idea that Stan brought to them. Caroline thinks we are doing really well and we are in really hard times. It's not something that is happening right now, it's just talk. Mike DeGroat asks what happens after the loan is paid down, what is the next step. Stan said we are hoping to pave the community in small sections at the same time. We will be going to the worst areas first. Hopefully every year we will be doing a section for \$20K. Cathy DeGroat asks when her road would get paved. She states that they have been there for 10 years and if there is an increase of 40 dollars, they are going to pay more and still not have a paved road.. Caroline said that for 300 feet of a road, it was between 17K and 20K. Cathy asks about tar and chip for a road like hers. Caroline said that the road guys could discuss that. Jim says that tar and chip doesn't hold up, it washes out. Hopefully in 5 or 6 years we can have full black top and then be able to maintain everything better. We have a lot of potholes and run off from the last storm. Our goal is to get everything paved and pay off our loan at the same time. Mike D. says that they get a lot of water run off too. -May says that she will give us an article that discusses how big roots of some of the trees affect the dam. She suggests if we are going to pave the roads, we cut down the trees first so we don't have a problem with the dam. .

**Roads: Jim Marsh**

The next pot hole filling will be as soon as John and his truck are free. The heavy rain is causing a lot of potholes. We are doing everything in sections. Please have patience with us as we try to get this done. Stan asks what the price of the black top is. John thinks it is about \$120.00 per ton. It has gone up since last year. We haven't gotten the bill yet.

### **Building and Construction: Jim Marsh**

There is only one house on Elderberry still going up.

### **Trees: Tom Ryan**

Tom issued 2 permits. We have taken a beating with the storms. If anyone has any trees leaning, it's probably a good idea to get it done before the next storm. May said that she called PP&L about the lines that are very low on Cedar Court. Tom says PP&L cut the trees off their wires. The two low wires are the cable and phone companies. We have put calls into both. Lackawaxen Telephone put both wires back up because the cable company never showed up.

### **Clubhouse: Caroline**

One party is being held on July 9<sup>th</sup>. The ladies bathroom has been redone. Mrs. Livingston and her mom have done the curtains. Also, we have security cameras installed. There have been people parking all hours of the night. If anyone wants to see the cameras, go to the office after the meeting. Mike DeGroat asks if there is night vision, Caroline says yes. There was pool furniture thrown into the pool again. If we catch who did it, we will prosecute them. Tom said that it is frustrating that we had the camera guys here and it rained so they had to leave and then the vandalism happened two days before they came back to finish. Also, we are putting in a handicapped ramp. The footings are done.

### **Hospitality: Caroline**

One lot transferred from a mother to a son. Joyce VanWyk asks what is going on with the house next to Cathy Wickham's. Caroline told her it is in litigation. Joyce Van Wyk says that she just wants to thank Chris because she did an awesome job in tracking down the DeSane bank who owned the house because she was key to all of that.

### **Pool: Caroline**

We do have two pool attendants who are checking in the members and their guests. We did let one of the pool attendants go because he was leaving early and signing his time card an hour later. We did catch him on camera. We have hired a new one. The only other problem is a leak in the pool. John Pally asks to clarify how many badges we give out. Caroline says it is per owner, not per lot. The badges are only for your company. Tom said we have problems in the past with overcrowding. Caroline says there was one incident where they had to tell someone they weren't in good standing and it kind of got ugly. This has been in the works for a long time and it is the right way for those members who have been paying that they can enjoy their amenities. It will be a little more controlled but it will still be family orientated and you enjoy yourself. Someone asks where you can pick up badges. Caroline says they can be picked up from the office or from the two pool attendants. Cathy asks about if children under two should need a guest badge. Caroline asks the members to decide. We have a fee for more than 4 guests. It is decided that children two and under do not need a badge. Caroline asks that until the pool attendant knows who you are, please bring some ID.

May asks about if we have temporary boat stickers for her guests that are coming in August. Caroline told her to obtain one from Chris.

### **Unfinished Business:**

-Election- Caroline reads from the letter from William Owens. The following schedule lists the election results and summary for 2011. The board of directors' election results are as follows:

Caroline Lodewyks 92 votes, Jim Marsh 98, John Werkmeister 48, Diane Livingston 60 and George Blablo Blakley 27. Caroline and Jim were re-elected.

### **New Business:**

-We need to adjourn this meeting to elect our committees. Someone asks what is going on by the Aqua shed. Jim says they are building a new well house. Caroline says that we got a \$6000.00 check from them to use the property. We got a couple of new tables, and umbrellas for the pool. She asked Chet to get two new park benches.

-May says that she received the latest verdict on associations collecting dues. Three different communities were being sued for trying to collect back dues. The latest verdict was in April and the judge was very clear that the communities can go back 20 years on dues. May said she has been saying this from the beginning. This is now a permanent ruling. The communities are now in the clear. Caroline thanks May and tells her to forward that to the office. Caroline adjourns this year and Tom 2nds. We will reopen the meeting with the new year.

-Caroline asks Chet to be on trees with Tom. David will stay on Building and Roads. Caroline asks to nominate a president. Jeannie nominates Caroline, Tom 2nds-unanimous. Vice President is still Tom and Treasurer is still Stan, Secretary is still Sue. Caroline would like to thank everyone because it is one of the best boards ever. Everyone is working together and helping out.

The committees: Trees- Tom and Chet, Building and Roads- John, Jim and David, Hospitality-Susan, Pool-everyone will be on the committee. Lake and Dam-Tom suggests John Werkmeister, and Caroline suggests Chet also and he accept, in addition David, Tom and Stan.

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### **Public Comments:**

We don't have enough people to vote on special assessment or budget. Caroline said we will send out postcards but if next month we still don't have a quorum we can still vote in it. Caroline tells the members that she was re-elected as president. For the Lake and Dam- we have David, Stan, Chet, Tom and David is going to ask John if he can be on also. For Roads, Building and Construction we have David, Jim and John Pally. For the pool, we will have all the board members. Chet will also be on trees.

-Caroline would like to take a moment of silence for the men and women who have died for our country and also for Sabine and Per Haugen.

-May tells everyone that on August 21<sup>st</sup>, there will be a mass for Sabine. She would like to post this on the bulletin board. Caroline asks May to give Chris the information.

-Joyce said that when Laurenson did the Hills, the guy who did the weed wacking stood on the rock wall and knocked them over. She is going to go down there and fix them.

-Caroline asks everyone to come and enjoy the bbq today.

Motion to adjourn-Caroline-2<sup>nd</sup>