

Board of Directors Meeting
October 6, 2018

Present was Jim Marsh, Kevin Kelly, Kristi Laurensen, Sue DeSanti, Tom Ryan, Richard Dioguardi, and Cathy De Groat . Caroline Lodewyks, Shannon Guinard and Malissa Kapschull were absent.

Motion to accept minutes – Sue, 2nd Kristi

Finance and Revenue: - Sue –Bank balances as of September 30, 2018, Dues & Care - \$136,944.87, Money Market - \$15,758.06, Special Assessment - \$51,848.65, Capital Improvement - \$24,697.49 and Petty Cash - \$87.60. The Board and public also received a Balance Sheet, Revenue & Expenditure and a Profit and Loss vs Budget report.

The Executive Board has a copy of the reconciliation statements and the complete audit.

Our delinquent accounts will be updated for the collection agency. There will be 28 letters mailed out for the year Dues & Care and Special Assessment not paid. If not paid they will be turned over to the collection agency and the 25% collection agency fee will be their responsibility.

Roads: – Jim – Warner Construction will start the paving, pot holes and ditch work soon.

Stones will be put at the Marina and the bill would be forward to the property owner who has offered to pay for the repair.

Kevin made a motion to award John Mc Kean the snowplowing. Cathy seconded this motion.

The Speed Bumps reflectors will be purchased if there is none in the basement. If the camera company does not supply signs we need to order them for the entrances.

Building and Construction: - A permit for one enclosed porch. One house in the Meadows is still being completed.

Lake/Dam/Marina -Jim – Nothing for Lake & Dam but we are waiting for Warner to give us a price for the stone which a member stated he would pay for.

Trees: – Kevin – Trees (3) were cut by mailbox. There is an additional Tree for a \$ 1,000.00 to be cut by the mailboxes. Kristi made that motion and Rich seconded it.

Kristi asked what trees did we contract him to do and did he do them all? Kevin answered he did not do them all yet. He was approved for \$3,500.00 plus an additional \$1,000.00 for the extra tree by the Mailboxes.

Clubhouse: Kristi- 2 rental parties for October. The Halloween party is Saturday October 27th at 5 pm. Christmas Party will be announced when coordinate with Firehouse.

Hospitality:

Pool: - is closed. The work will be done in the spring time. The pool will not be covered because it has to be drained.
The garbage when backed to once a month.
The pool phone was shut off till May.

Website: Cathy is still updating the website. You need to contact her to be approved to get into certain pages.

Maintenance: Kevin- PP & L will install 12-16 street lights. We will pay for transformers and monthly fee for the electric. PP & L will trim trees or cut if they are in the way.
The Chimney was cleaned. Waiting for estimates for the flashing and repointing for the chimney.
Kevin made a motion to award Hook the job for putting in the well. Kristi seconded this motion.

Unfinished Business -Audit is complete. A copy of the Audit is on file in the office for public to inspect.
The Well and the Security Cameras along with the new TV and trees cut will come out of Capital Improvement.

New Business: We will put in place some of the procedures that the accountants recommend during the winter on Marie's floater days

Public Comment-Tom Ruchlick was not happy about the condition of the Lake after a discussion it was decide to see about drudging it and talk to other communities.
He would also like to be on a Revenue generation committee to bring in money for the Lake, Pool and Roads. He was informed that in order to add an additional assessment we would need 66 1/2 percent of the Community to approve this.

Kristi made a motion to approve the 3 car garage along with the recreational apartment since this is allowed by the Township. Cathy seconded this motion. The only stipulation was they are not allowed to rent out either property, otherwise it would be considered a two family house which is not allowed.

Motion to adjourn- Jim, 2nd Kevin