

LAKE WALLKILL COMMUNITY, INC.  
Management Committee Meeting  
March 24, 2012

TRUSTEE

Mike Curry\*  
Phil Capobianco\*  
Rick Koop\*  
Terry Matthews, Sr.\*  
Lorraine Zagorski\*

OFFICERS

Bob Smith, President\*  
Carmel Grieco, VP Comm. Relations\*  
Bob McLean, VP Lake Mgmt\*  
Jeanne Nilsen, VP Public Relations\*  
Lynn LaCarrubba, VP Security\*  
Eleanor McLean, Secretary\*\*  
Terry Matthews, Jr., Insurance/Safety\*  
Terance Phalon, VP Operations\*  
Glenn Grieco, Treasurer\*

DISTRICT REPS

#1 Nora Hill\*  
#2 Phil Maggio \*\* (Elect)  
#3 Ellen Frank\*  
#4 Jennifer Costello\*(Elect)  
#5 Pat McGannon\*\*  
#6 Fran O'Leary\*  
#7 Vicky Smith\*  
#8 Alexis Phalon\*  
#9 Peggy Merck\*  
#10 Rick Bohnsack\*

\*In Attendance    \*\* Excused

The meeting was called to order by R. Smith, President at noon. The meeting was held at the Holy Counselor Lutheran Church in Vernon, NJ.

A motion was made to accept the minutes of the Management Committee dated 11/27/11:

Motion made by:    L. Zagorski  
Seconded by:        P. Merck  
Motion approved

Treasurer's report: G. Grieco gave a financial report for year-to-date. Would like late fees to be waived for assessments as the wording was not specific. Motion was made to waive late fees by:

Motion made by:    L. Zagorski  
Seconded by:        P. Capiobianco  
Motion approved

G. Grieco had a change in the most recent financial report. The lake had purchased a new software package which was applied to an incorrect category. We are looking into lake dues being paid online by credit card. A discussion was held as to obtaining a limited dollar credit card to B. Jaeger so that he no longer needs to obtain multiple checks when purchasing items. It would work like a debit card. A motion was made by:

Motion made by:    T. Phalon  
Seconded by:        Terri Matthews, Sr.  
Motion approved (3 opposed)

J. Nilsen, Chair of the Nominating Committee announced the outcome of the District Representative election:

District #2    Phil Maggio  
District #4    Jennifer Costello  
District #6    Larry McGannon  
District #8    Alexis Phalon  
District #10   Rick Bohnsack

M. Curry began a discussion regarding changing the rental policy so that we may collect more money from current rentals (print outs provided). This proposal stated that current owners of homes with rentals could allow renters to have full privileges to our Lake as long as dues owed the Lake were current or, a financial plan put in place to pay the remainder. The proposal also stated this would be a 2 year pilot so that the Management Committee and the community could assess if a revision to the renter policy would work. This subject was discussed by both the Management Committee and the general membership of the Lake. A number of concerns were voiced by members of the management committee and the general membership in attendance. People felt that more controls would be needed before this proposal could be considered for a vote. A motion was made to table this issue until the May meeting:

Motion made by: B. McLean  
Seconded by: F. O'Leary  
Motion carried

B. Smith went over the Committee Action Log and the log was updated.

T. Matthews, Jr.: provided an update on the electric company and the possibility of change, which would probably not be forthcoming.

The speed bump at the entrance needs to be taken care of as people bottom out every time they go over the bump. B. Jaeger stated that it would be taken care of in April.

B. McLean: The winter weather did not help our Lake at all, it did not even freeze over. Beginning in April the Lake will be treated. Dye will again be used to take down the clarity so the weeds do not grow as much.

N. Hill: She will not be Badger Checker this coming year. Anyone interested should contact B. Smith. Regarding the dinner for Mary Ernst – it will be held at Michael's on Rt 23. The price is \$35/pp and will be held on Sunday, May 27, at 2:00 PM. Invitations will be sent out to all members. There is a big pothole on Lakeside Drive at the corner and would like that taken care of.

N. Hill read a letter from members that wanted to voice some concerns. B. Smith stated that he would reach out to meet with those people who signed the letter to further discuss their issues.

L. Zagorski: 4 wheelers are still coming down from the reservoir into Lake Wallkill. Members are reminded to call the police to report this illegal activity.

P. Capiobianco: As Chairman on the By-Laws Committee, he provided a status report. When all final comments are incorporated into the document, it will be forwarded to our lawyer for comment/review. Financial Committee: the committee meets once a month. The committee has had 8 requests for payment plans. Any member who needs assistance with dues should meet with the Committee. The Committee consists of:

Phil Capiobianco  
Lorraine Zagorski  
Carmel Grieco

Also, some members would like to make advance payments, is that permissible? R. Smith said that would not be a problem.

R. Koop: Read a letter regarding his termination. J. Koop wanted to know how this happened. Brendan has the authority to hire, in consultation with the VP of Operations the maintenance worker or workers as needed by workload in accordance with the budget approved by the Management Committee.

K. Muller: Had problems with run off during Hurricane Irene which caused water damage to his home. He does not believe that the problem is solved. R. Smith said the T. Phalon and B. Jaeger would meet with him to further discuss this issue.

Motion was made to adjourn this meeting at 2:20 PM.

Motion made by: N. Hill  
Motion seconded by: L. Zagorski

Respectfully submitted,  
Jeanne Nilsen  
Acting Secretary