

**LAKE WALKILL COMMUNITY, INC.**

Management Committee Meeting

**March 30, 2024**

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Jack Jerschina	*
Carmel Greico	E	Maryann Mitchell	VP History/Social Media	*	#2 Terence Phalon	*
Denise De Simon	*	Tim Olsen	VP Insurance	E	#3 Kerri Summa	*
Vacant	V	Bob MacLean	VP Lake Management	E	#4 Gloria Bolino	*
Chris Merck	*	Brian Fay	VP Safety & Sports	*	#5 Jeanette Becz	*
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	U
		Jennifer Costello	Secretary	*	#7 John Brill	E
		Peggy Merck	VP Community Relations	E	#8 Alexis Phalon	E
		Paul Foucaud	Treasurer	E	#9 Laurie Hohnarth	*
					#10 Vacant	V

\* = in attendance    E=excused    U=unexcused

**MINUTES OF MEETING**

Meeting called to order by the President at 10:03am. Jennifer led the Pledge of Allegiance.

Approve minutes from November meeting. Bob asks for motion to approve if no questions or comments. Mike motions, Brian seconds. Motion carries.

Sent our revised budget. Truck paid in '24 vs. '23. Income came in a bit higher. Money from Kelly Law higher than forecasted. Insurance higher than last year. Property taxes will not increase. Any questions? Motion to accept revised budget. Lynn motions, Maryann seconds. Motion passes.

**Treasurer Report – Bob**

Balance - \$ 259,887

Liabilities and Community Funds \$ 59,806

Comm Fund Balance: \$ 200,072

**Income:**

2024 budget plans for 310 dues paying members. As of March 28<sup>th</sup>, 258 members have paid or signed payment plans. 51 members that are late/not paid yet. 14 members with MPS referred to Dolan & Dolan. 2 MPS in payoff process with Dolan & Dolan.

**As Of March:**

14 MPS	\$ 379,015
51 Late/Unpaid	\$ 98,082
7 D&D Pay Plans	\$ 128,528
45 Pay Plans	\$ 39,584

**Expenses:**

On track Q1. Proposed budget for 2024 to adjust for 2023 actuals changes:

Garbage increase	\$5,000
Insurance increase	\$3,000
Replacement truck paid for in 24 vs. 23	
Lower property tax	\$2,000
Higher Income Kelly Law	\$12,000

Will be looking to invest in a couple more short term CD's in light of good interest rates.

**Proposed Rule Changes: Bob**

**New Initiation Fee : Not In Good Standing Initiation Fee-** Targeted properties that are transferred "not in good standing" . Differentiated fee structure based on the number of years the property has been in arrears. \$750 for every year in arrears 1-25 years. Over 25 years, \$425 per year.

Maryann motions to approve the Resolution, Laurie seconds, 13 members voted yes, motion carries.

**Proposed Late Fee Change:** Since the late fee was implemented in 2012, late fees have become an impediment to getting long term delinquents to pay.

In 2014 ran program eliminating late fees if dues were paid in full. 3-4 people participated.

Propose 1% on principal for each year in arrears if pay back dues in full or enter into a payment plan. Applies to people that have previously come forward and entered into a payment plan. Will adjust the plan and as long as they stay current, late fees would be discounted.

Mike motions to approve Resolution, Laurie seconds. Unanimous. Motion carries

**Fence Application 97 Lakeside Dr:**

Meets requirements and model after neighbor we approved a few years ago.

Lynn motions, Kerri Seconds, motion passes

Voting portion of meeting is concluded.

**Board Roundtable:**

**President update:** on-line payment process going well. 32% have used PAY HOA to pay dues.

Problems with the website. Violet looking to fix and will be look into options for development of a new Website.

Brian – 2 applications for lifeguards, 1 for sports director. Look at class for certification. If Melissa cannot do it, we have other resources we can look into.

Chris – bathrooms look great. Need to refresh on elections. This year all MC and even numbered district reps. Start around June timeframe. Results announced at General Membership meeting at the end of July.

Mike – Trustee working session last week reviewed resolutions. Vacant trustee position will be filled in upcoming elections.

Jack – snow plowing was good. On Grandview, scraped the gravel. Better if the feedback is timely to the company. Please let Shawn know.

Looking at roads and addressing areas of concern. Do a lot of pre-work before we oil and chip. Will discuss plan when it is formulated.

Speed hump at beginning of Lakeside Dr – issue is water coming from Mosquito Lane. Would like to fix the swale so water carries underground.

Gloria – clubhouse opening end of June.

Laurie – due to amount of rain. Is there a way to proactively clear the swails/drains? Decker Pond leaves.

Oak and Spring rocks and leaves.

LOL replaced glass in trophy cases.

**General Membership Comments:**

John Kennedy – 63 Lakeside – question regarding fee on resolution. \$750 for 1-25 years. Should it say 2-25 years? Only applies to properties that transfer “not in good standing”. Does not apply to normal transfers. Strategizing on how to deal with these type of sales.

Fran O’Leary – 64 Lakeside – how much do the 4 properties owe in total? Roughly \$170K

Peg Black = 40 Lakeside – when tax sale buyer in last 2 years, did they pay the initiation fee? Buyer paid current year dues, fee and rental fees. Is initiation fee paid after ownership? In typical transaction, notified by lawyer etc and ask for statement for outstanding dues and requirements of the buyer for fees. Normally receive check from title company after closing that includes monies owed by buyer & seller.

Meeting is adjourned at 10: Motion to dismiss.

There were 14 Management Committee members in attendance, 13 required for quorum.