

## Lake Latonka Property Owner's Association

### Open Meeting Minutes

February 27, 2020

The Lake Latonka Property Owner's Association Open Meeting was called to order by the Denis Meinert, President at 7PM. Those present recited the Pledge of Allegiance and roll call was taken.

Board present: Tom Rizzo, Mike Turton, John Chamberlain, Jim Hart, Garth Stewart, Glenn Graeves, Denis Meinert, and Graig Filer

Board absent: Chuck Becker

Mike Krupa, General Manager and Erin Baker, Office Manager were also present.

There were approximately 20 members in attendance.

**\*\*Mr. Turton made a motion to approve the Executive meeting minutes from January 9, 2020, seconded by Mr. Filer. Motion carried unanimously.**

**\*\*Mr. Graeves made a motion to approve the Open meeting minutes from January 23, 2020, seconded by Mr. Turton. Motion carried unanimously.**

**\*\*Mr. Hart made a motion to approve the Executive meeting minutes from February 13, 2020, seconded by Mr. Stewart. Motion carried unanimously.**

#### Reports:

President: Denis Meinert gave a complete update on the Barnhouse property at 430 Tomahawk Trail and shared that the owner is willing to sign the deed over to the Association as is, in lieu of all debts incurred. He stated a release to that effect has been drawn up and awaiting the BOD approval to proceed.

**\*\*Mr. Chamberlain made a motion to approve and accept the release for the Krebs property at 430 Tomahawk and deeded to the LLPOA, seconded by Mr. Hart. Motion carried unanimously by a roll call vote.**

Treasurer: Jim Hart spoke on the audit process and that is was progressing well and insured that the new software program TOPS was compatible. He explained in detail the new standard set forth for accounting may change the way taxes may be applied to items such as the initiation fee, Social Club dues, etc.

Mr. Hart shared a slide presentation pertaining to the reserves and why LLPOA maintains a reserve balance.

Secretary: None

General Manager:

Electronic Speed Signs: Mr. Krupa stated they have been purchased and will be installed in the following areas: 400 & 900 blocks of Latonka Drive, Tomahawk Trail and Pawnee Trail. The signs will remind motor vehicle operators of their speed and will retain a limited account of past speeds.

Additional Dog Waste Stations: Mr. Krupa shared that two more dog waste stations have been purchased. This equips the LLPOA with four total.

Dock 15 Shoreline Updates: Mr. Krupa stated that the shoreline restoration and new docks have been installed at Dock 15. He shared that a riparian buffer and culvert work will be performed and the old docking materials will be for sale.

Monthly Security Report: Mr. Krupa shared the following Security items for 12/23/2019 through 1/22/2020:

- 18 – Phone calls for various issues
- 1 – Citation
- 1209 – House checks (averaging 27 checks per day)
- 342 – Rental/Community facilities
- 124 – Stationary patrols
- 6 – Mail deliveries from office
- 2263 – Miles put on the vehicle

PALMS Conference: Mr. Krupa stated he attended March 4, 5 & 6 in State College PA and it was geared towards water quality and a healthy lake.

#### **Old/New Business:**

Nominating Committee: Mr. Filer explained the process and committee duties.

**\*\*Mr. Filer made a motion to approve Mr. Paul Rassel, Greg Sarachine and Kathleen Frederick, seconded by Mr. Chamberlain. The motion carried unanimously.**

Motor Vehicle Waiver: It was explained that there was some membership push back from the first version and it was sent to the attorney for a revision. Mr. Meinert shared that the waiver is required to obtain the golf cart and off road vehicle stickers. At this time, there were questions and comments from the membership about the waiver.

**\*\*Mr. Chamberlain made a motion to approve the revised motor vehicle waiver, seconded by Mr. Hart. A roll call vote was taken and passed unanimously with the absence of Mr. Becker.**

Lake Comparison Committee: Mr. Stewart explained that the committee will consist of 3 – 5 members that will assist with the gathering of information from other communities like LLPOA and make recommendations to the board. The charter will be emailed to all of the interested members along with an application to be completed and returned to the LLPOA office.

**\*\*Mr. Chamberlain made a motion to approve the LLPOA Lake Comparison Committee Charter, seconded by Mr. Filer. The motion carried unanimously.**

Judicial Review Committee: Mr. Meinert explained the appeal process for the fines policy.

**\*\*Mr. Chamberlain made a motion to appoint Denis Meinert, Chuck Becker and Glenn Graeves to the Judicial Review Committee, seconded by Mr. Turton. The motion carried unanimously.**

Real Property Committee: It was explained that this committee will look at the LLPOA owned properties and try to reduce some of the tax burden on some. There was further discussion.

**\*\*Mr. Chamberlain made a motion to approve the Real Property Committee Charter, seconded by Mr. Rizzo. The motion carried unanimously.**

**\*\*Mr. Chamberlain made a motion to appoint Tom Fry, Alan Hannas, Chuck Becker and Glenn Graeves to the Real Property Committee, seconded by Mr. Hart. The motion carried unanimously.**

Culvert Replacement Bid: Mr. Krupa stated that 3 culverts across Latonka Drive on the Coolspring side of the community will be replaced before paving. He shared that the advertisement in the newspapers for this bid provoked 12 contractors to come out to the pre-bid meeting and the office received 6 bid proposals. He shared that the bids were opened during the February executive meeting and the Roads, Bridges, Culverts Committee will review the bids and make their recommendation to the board. There was discussion. Mr. Meinert thanked Mr. Krupa and the RBC Committee for their efforts.

**\*\*Mr. Stewart made a motion to approve Advanced Contracting bid in the amount of \$42,160.00 to replace the 3 culverts located near 830, 934 & 945 Latonka Drive, seconded by Mr. Rizzo. The motion was voted on and carried with 7 in favor and 1 abstention (M. Turton).**

At this time, the sealed paving bids were opened by Mr. Krupa and the Roads, Bridges, Culverts Committee will review and make a recommendation to the board.

Revised Construction Compliance Fees: Mr. Krupa went over the changes in the fee structure for new homes, additions and tear downs. He explained the fees are scalable dependent on square footage of the proposed build. Mr. Krupa stated other fees were revised dependent on Richardson Inspections fees charged to the LLPOA to recover some of the costs.

**\*\*Mr. Turton made a motion to approve the revised Construction Compliance fees as presented and effective immediately, seconded by Mr. Stewart. The motion carried unanimously.**

Schedule of Fines Policy: Mr. Krupa explained that all speeding offense will generate a \$75.00 fine and doubles after 30 days with a loss of lake privileges if not paid within 60 days. He also stated that stop sign violations will result in a \$50.00 fine and fleeing/eluding is a \$500.00 violation. There was discussion on non member violations.

**\*\*Mr. Chamberlain made a motion to approve the Schedule of Fines Policy as presented and effective immediately, seconded by Mr. Filer. The motion carried unanimously.**

Water Quality Committee Recommendations: Mr. Rizzo gave a brief history on the lake treatments

and had a handout. He shared that the whole lake treatment permit will be in place before any action is taken. There was discussion about suppressing the algae, reducing the amount of phosphorus and the loading of the data into a model of the lake that will include a bathymetry study and rainfall amounts. The bid for this type of model came in at \$52,460.00. There was further discussion and questions from the membership. It was decided to follow the procurement process and obtain other bids for the modeling. Mr. Turton shared that he did a bathymetric study a number of years ago, but did not get a core sample from the sediment or the Ph levels coming from the various inlets. There was discussion on obtaining samples during a major rain event.

LLPOA will take ownership of such a model and use an expert to add data to it at approximately \$125.00 per hour. There were questions and comments from the membership.

Road Paving Bids: Mr. Krupa shared that 5 roads to be paved in 2020 and a scratch coat. The bids were as follows:

I. A. - \$141,000.00  
Shields - \$124,262.00  
Hawbaker - \$181,285.00  
Lindy - \$138,678.00  
Wilson - \$168,692.00  
Advanced - \$146,348.00  
J & T - \$149,316.00  
Smith - \$148,230.00  
M & D - \$162,625.00  
Sonntag - \$124,980.00

**Clubs/Committees:**

Latonka Players: T. Dunham - Karaoke Night - Friday, February 28th, Spring Show - Odd Couple, May 23rd, tickets \$10.00 all proceeds donated for Fourth of July events.

**Questions/Comments:**

C. Montabon - 884 Latonka - Asking for members for the Coolspring Watershed Committee and spoke on grant monies, the meetings are held the last Tuesday of each month.

Meeting adjourned at 9PM

**APPROVED:** 3.26.2020