

Lake Latonka Property Owner's Association

Open Meeting Minutes

June 25, 2020

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

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

Board absent: None

Mike Krupa, General Manager was present and Erin Baker, Office Manager was present via video conference.

There were approximately 25 members were logged on via video conference.

****Mr. Graeves made a motion to approve the May 28, 2020 Open Meeting Minutes, seconded by Mr. Filer. Motion carried unanimously.**

****Mr. Stewart made a motion to approve the June 11, 2020 Executive Meeting Minutes, seconded by Mr. Graeves. Motion carried with 8 in favor and 1 abstention (G. Filer).**

****Mr. Graeves made a motion to approve the June 15, 2020 Board Phone Poll Minutes, seconded by Mr. Stewart. Motion carried unanimously.**

REPORTS:

President: Shared that there has been progress in all areas and the next open meeting will be held in person with strict guidelines.

Treasurer: Gave a short slide presentation dated through the third week of June. Revenue is increased in most areas. Operating Expenses biggest difference is in Lake Preservation due to the dredging payment being in 2019. Many roads being paved and culverts replaced. Due to the price of oil being low, 2021 paving will be done in 2020.

Secretary: None

General Manager:

Maintenance

Crack Sealing: Along Latonka Drive to help prolong the life of this road. Estimated life is at least 5 more years before it will need resurfacing.

Culvert Pipe Replacement & Ditch Repair: Replacing metal culvert pipes under roads before paving. These pipes will be replaced with plastic piping to prevent rusting and road cuts to replace after paving has occurred. Ditch repairs continue to help with water flow and protecting ditch lines with rip rap in areas prone to erosion. This will also help the sediment from reaching the lake.

Bridge Maintenance: The I beams on the underside of the bridge at the north end of the community have been painted to protect it from corrosion and prolong the life of the bridge.

Road Paving: The following trails have had paving work completed Shoshone, Mohawk, Itawambi, Modoc, Kutenai, Taas, Ontario, Pueblo, Shawnee, Mohican and Comanche. The following trails will have paving work in the next several days Cheyenne, Delaware, Sarsi, Niagara, Apache, Chippewa and San Chez Terrace. Mr. Chamberlain will give an update from the Roads Bridges & Culverts Committee in a few minutes.

Dock 17 Launch: The launch area parking lot was sealed. When it was paved originally it was paved with base material and required sealing to fill in the small voids caused by the large aggregate.

Nature Trail Bridge Repairs: The bridge on the Nature Trail has been reinforced to help secure the ends of the new surface boards that were installed.

Lake Algae Treatment: The lake was treated for algae on Tuesday, June 23, 2020.

Security

Reports May 28 – June 24, 2020

Calls:	58
Citations:	6
House Checks:	504
Delivers:	23
Stationary Patrols:	88
Miles Patroled:	1547 (includes the boat)

Safety Reminders:

Boat traffic is counter clockwise

100' No Wake zones from the shoreline and by the island

Please extinguish fires in the designated area(s) on the Nature Trail before leaving that area

Office

Beach Testing: The beach is open. The E-Coli counts from the samples have been very low and are posted weekly to the website.

Office Closing: The office will be closed on Monday, July 6, 2020 to observe the Independence Day holiday.

Fireworks: The fireworks are scheduled for Saturday, July 4th at dusk. A schedule of events has been sent out and also available on the website.

OLD/NEW BUSINESS:

Repealing of two LLPOA Rules: Mr. Meinert stated that the Rules Committee has been working for over a year on the changes. The membership should expect a town hall meeting in August and a post on the website for community feedback. Two rules that are being repealed/reformed immediately are the helmet rule which requires a helmet when riding an off road vehicle and the garage height restriction mandating the a garage must not be more the 2/3 the height of the house. There was discussion.

****Mr. Chamberlain made a motion to approve the changes to the two LLPOA rules, no helmet needed if rider is 18 years of age or older and to repeal the garage height restriction of 2/3 the height of the principle structure, seconded by Mr. Rizzo. The motion carried unanimously.**

Approval for Additional Road Paving Costs: The plan is to pave 5 miles of roads this year and not pave for the next 2 years. The price of asphalt is directly related to oil price and the LLPOA saved over \$50,000 with savings also coming from the contractor already having the equipment in the community. The committee utilized the knowledge of one of their members, Mr. Art Fischer. Mr. Fischer was able to increase the specs, insure proper crowning, sound base and handled drainage issues. He also was the inspected the work that was completed by Sonntag Paving. The committee did a tremendous job. The increase for the paving costs would be from \$210,00 to \$275,000 and includes paving, prep etc.

****Mr. Chamberlain made a motion to approve \$275,000 for the paving project in 2020, seconded by Mr. Graeves. There was discussion on bidding out early in the year and material savings and Mr. Rizzo thanked Art Fischer, Hank Cummings and John Chamberlain for all of their hard work. The motion carried unanimously.**

Approval for Culvert Project:

****Mr. Chamberlain made a motion to approve Advance Contracting to do culvert work on Niagara Trail, near the Barn, Dock 11 and near 485 Latonka Drive at a cost of \$58,320.00, seconded by Mr. Turton. There was discussion. The motion carried unanimously.**

Ratify Gross Asset Depreciation Limit of \$5,000: Mr. Hart shared explained that during the audit process it was learned that there is more emphasis on capitalized fixed asset purchases for example LLPOA culvert work had to be capitalized as it is considered an asset and will be depreciated as such. It was shared that the LLPOA did try and argue against but did not prevail. There was discussion.

****Mr. Hart made a motion to approve the gross asset depreciation limit of \$5,000, seconded by Mr. Graeves. The motion was voted on and carried with 8 in favor and 1 opposed (D. Meinert).**

Enforcement of Lake Rules: Mr. Rizzo shared many community concerns ranging from excess speed on the lake – 40 MPH is the limit, wrong way boat traffic – counter clockwise is correct direction of travel, too fast in shoreline no wake zones – from shoreline out into lake 100 feet in no wake zone, not observing other no wake zone areas – more signage needed, tie up balls being used for rafts and floats – could be hazardous and not being considerate of others at dam area anchored. Mr. Rizzo's suggestions to help with this type of activity could include: email blast reminder of lake community rules, security to observe and issue citations for no wake zone violations, no warnings given mail a citation to violator, request PA Fish & Boat Commission patrol and cite, additional No Wake buoys, check into permitting and costs, additional tie up balls again with permitting and costs. There was discussion and membership comments. Mr. Tom Fry – 297 Latonka feels there is a shortage of signage and current signage is hard to read, a possible sign survey needed, post traffic direction visual reminders. Mr. Ted Dunham – 630 Latonka feels that the new members are not educated and more patrols to catch violators.

COMMITTEES/CLUBS:

Latonka Players: Mr. Dunham gave a list of the club's activities for Friday, July 3rd that included the Kick Off Parade, Corn Hole Tournament and music followed by Movie Night. He asked that masks be worn. He shared that Saturday, July 4th Government Cheese will play at the gazebo area. Fall Festival will still go on with some extra safety measures being taken. He stated the possibility of 1 extra bus, pass out masks and must wear masks while riding on the bus.

Women's Club: Mrs. Hart thanked Mrs. Konkle, Mrs. Mitchell, Ted Dunham and the other community members that helped with the June 13th Senior Parade. She shared the following upcoming events: Line Dancing at the Barn/Tennis Courts, 2nd & 4th Monday each month and Ladies Night Out at the Pavilion/Community Room, July 28, 2020. She shared that the All Day Raffle tickets for that Fall Festival will still go on with modifications to make volunteers safe, as this will be the only fundraiser for 2020.

Water Quality Committee: It was shared that Princeton Hydro is the LLPOA Lake Advisor. This company will analyze the lake and come up with a 5 year plan by the end of November. They will test the lake in 7 locations each month with the first test in the beginning of June and the second test scheduled for July 6. Solitude Lake Management is the LLPOA Lake Applicator and performed a treatment on Tuesday, June 23rd with SeClear and the second application is scheduled for July 7, 2020. Mr. Rizzo explained the application process. Princeton Hydro sampling has found levels of the Cyanobacteria bacteria, Aphanizomenon and colonial Woronichinia. Densities have been below the nuisance and it is felt that the schedule of lake treatments should keep it in check. Princeton Hydro took a dead fish that was part of a fish kill and determined it had a bacteria.

OTHER CONCERNS OF BOARD MEMBERS:

Mr. Turton shared that he will be hosting a Dam Committee meeting on Monday, July 6, 2020 at 7PM in the small community room for anyone interested in attending.

QUESTIONS/COMMENTS:

G. Lytle – 468 Latonka – Thanked Board for repealing the helmet rule and complimented the paving job, but asked why pave Comanche. He was told that the navigation systems bring emergency vehicles into the community that direction. He asked that the Board to stop selling lots, please. He suggested the LLPOA buy the lot for sale at the entrance of Comanche and do not invite the PA Fish & Boat Commission into the lake.

T. Fry – 297 Latonka – Thanked the Board for the Zoom meetings and suggested the agenda and minutes go out earlier.

D. Mariner – 903 Aztec – Shared that she was almost hit by a golf cart.

J. Chamberlain shared his concerns that someone is going to get hurt on the lake if this type of speed and behavior continues.

J. Safran – 721 Delaware – Thanked the Board for doing a good job.

The meeting was adjourned at 8:20PM.

APPROVED: 7.23.2020