

Lake Latonka Property Owner's Association Board Update February 2020

This is a monthly summary of Board activities for our 650 Members. LLPOA was able to take ownership of the Barnhouse in exchange for a release of LLPOA liens. We will be cleaning this up soon, and salvaging what we can in the hope to recover the legal fees we spent on this situation. We apologize for the impact that this has had (particularly on the neighbors close to it), and we continue to work to prevent such problems.

Healthy Lake: Keeping the lake healthy is critical to our community and it is an ongoing challenge because it continues to age and there are so many factors that impact our lake. This is a very complex issue that will require a multi prong and ongoing approach to address.

The Lake Water Quality Committee has been very active and met with several consultants and potential solution vendors with a couple more meetings planned, did an in depth review of the history of Lake water treatments that started in 1976, and has done significant independent research and spoke to representatives at numerous other lakes. There was a lengthy discussion at the February meeting with some excellent feedback and suggestions by Members.

They continue to develop a comprehensive strategy as well as short term and long term recommendations to the Board. They expect to recommend chemical treatments focused on algae suppression and reduction of active phosphorous starting earlier this year than in the past. Generally, it is believed that this is a short-term solution and that a long-term solution can best be determined by completing a Lake Loading Response Model. This will include a bathymetric survey, sediment core sampling, tributary nutrient load sampling, and incorporating data previously collected, as well as data we collect in the future. This model should serve us for the next 10-15 years and guide us to the most effective ways to improve the health of our lake. The Committee is working through our procurement process to finalize the vendor recommendation and they expect the cost to be around \$50,000.

We are also preparing for a Town Hall meeting and Member education on this important issue. We have applied for a PA DEP lake treatment permit. In addition, the PA DEP has agreed to study part of the Coolspring Creek watershed. This could be a start of addressing long term problems fed by this stream, and learning more about how to work with the DEP, farmers, and other organizations to help improve Lake quality.

We encourage you to attend the March 26 Open Meeting and the Town Hall (date TBD) to learn more about the research and plans to preserve and improve the quality of our Lake Water. Some of the solutions being considered would cost significant amounts of money.

Financial: We have included a Reserve summary as an appendix that Jim Hart and Glenn Graeves prepared and discussed at the February Open meeting. While this is a high level estimate it does show that we continue to build what the Board believes is appropriate reserves. We also approved construction fees primarily to increase fees based on the size of the construction project, because the bigger the project, the more wear and tear we have on our roadways.

Roads, Culverts and Bridges: The bidding process that was improved by the Committee and staff resulted in more and better bids than we received in the past for major 2020 culvert and road projects. After a review and recommendation by the Committee we awarded a bid for 3 culverts crossings in the 900 block of Latonka Drive and by Dock #15 that are planned for April 2020. Culvert pipe replacement and ditch work continues before road-work later this year. Improperly functioning culverts impact the run-off into and ultimately the health of the Lake, and good storm water management is important to appropriate road maintenance.

Rules: The Rules Committee continues to update the proposed rules. Their work will be followed by a review by an LLPOA attorney, and then presented to Members for their feedback at a Town Hall before changes are made. The Board also passed a Motor Vehicle Waiver at the January meeting. Based on Member feedback we asked our attorney to take another look at it. We made several changes based on Member feedback. We removed boats from the waiver because they come under the jurisdiction of the PA Fish Commission. The changes were discussed at the Open Board meeting, generally well received by Members, and approved by the Board. We believe that it is important to protect the LLPOA and Members to the extent we can.

Other: The Board has decided to add several electronic speed signs to remind drivers that the speed limit is 25 mph. The signs will also record data that security can use. We have also increased speeding fines from \$25 to \$75 to encourage following the speed limit. Please obey the speed limit to help make us all safer. Dock #15 shoreline work has started, with a riparian buffer and new docks to be added.

Committees: We approved a Real Property Committee consisting of Glenn Graeves, Chuck Becker, Tom Fry, and Alan Hannas. Their charter is as follows:

This committee will assist the LLPOA Board of Directors by providing information and recommendations to facilitate decision making and other actions taken with respect to all real estate, owned or purchasable by the LLPOA. The Committee will develop and maintain a searchable database containing all property included in the Lake Latonka Community. Important searchable aspects will include ownership, developments, tax, dues, and environmental status. The Committee will also research all relevant issues particular to LLPOA Real Property including legal issues, infrastructure capacity, taxation issues, in house real estate agency or supervision or same, environmental issues, and potential common area development projects such as parks, storage buildings, special housing opportunities, and others.

This Committee will coordinate with all other committees, in particular the RBC and Water Quality, as and if issues such as drainage come to the fore.

The Committee will comprise of at least five and no more than nine members in good standing including at least one LLPOA Board Member as chair. Other members will each be approved by the LLPOA Board. Regular meetings will be scheduled and maintained in order to provide regular reports to the LLPOA Board.

A Lake Comparison Committee will be forming under the leadership of Garth Stewart. We are looking for volunteers to help us with the Committee. Please contact the Office for an application if you are interested. Their charter is as follows:

This committee will assist the LLPOA Board of Directors by providing information about similar lake communities in Pennsylvania and the surrounding states. The committee will determine a list of similar communities, facilitate contacting those communities, gathering detailed information about all the relevant details of each community and maintain a database to track the information. Based on the information gathered, the committee will report to the board on amenities and services to be considered, cost comparisons, risks to be considered and other relevant information that will be helpful to the board in making decisions that are in the best interest of the community.

The committee will comprise at least five and no more than nine members in good standing, including at least one LLPOA Board member as chair. Members will be approved by the LLPOA Board. Regular meetings will be scheduled and maintained in order to provide regular reports to the LLPOA Board of Directors.

We appointed Paul Rassel, Greg Sarachine (returning members) and new member Kathleen Frederick to the Nominating Committee.

We appointed Denis Meinert, Glenn Graeves, and Chuck Becker to a Judicial Review Committee which rarely meets in the case of a Member appealing LLPOA fines.

Thanks for the role so many of you play in helping to making Lake Latonka special. There are so many examples of this often enumerated in the Latonka News including in reports by the Social Club, Fish Club, Women's Club, Latonka Players, Garden Club, etc. Duke & Lola's updated us on their exciting plans for this summer including some live music sponsored by the Social Club.

Please provide suggestions or feedback to us at meetings or when you see us at the Lake.

LLPOA Board of Directors: Chuck Becker, John Chamberlain, Graig Filer, Glenn Graeves, Jim Hart, Denis Meinert, Tom Rizzo, Garth Stewart, and Michael Turton

Financial Reserve Summary may be requested in the office.