

Lake Latonka Property Owner's Association

Open Meeting Minutes

Recorded on July 23, 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 via phone, Jim Hart via video conference, Graig Filer & Chuck Becker

Board absent: None

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

There were approximately 20 members were logged on via video conference.

****Mr. Chamberlain made a motion to approve the June 25, 2020 Open Meeting Minutes, seconded by Mr. Stewart. Motion carried unanimously.**

****Mr. Chamberlain made a motion to approve the July 9, 2020 Executive Meeting Minutes , seconded by Mr. Filer. Motion carried unanimously.**

REPORTS:

President: Thanked the staff.

Treasurer: No change in financial outlook for 2020, expect to hit revenue numbers as we accomplished more paving as it was cost effective having the paving company onsite.

Secretary: None

General Manager:

Maintenance

2020 Road paving: 5 miles of secondary roads being paved by Sonntag, shoulder berm back up finishing work will be performed by Wilson Excavating by adding crushed bank gravel at the edge of the newly paved roads that contain a severe drop off. Mr. Krupa stated anyone not wanting the bank gravel berm in front of there property must plant/sod the area within the next 3 weeks before the work begins. There was much discussion and security will hand deliver a letter to each property owner that this may affect.

Culvert work: 4 culverts have been installed by Advanced Contracting located near the Barn and Dock 3, Dock 11, 497 Latonka Drive and Niagara Trail.

Lake Treatment: The next lake treatment will be on July 24, 2020 at approximately 11AM with SeClear applied by Solitude Lake Management.

Goose Population: The annual goose round up this year netted the disposal of 74 geese.

Common Grounds

Maintenance has painted the gazebo, playground equipment and new swings donated by the Social Club were purchased for Dock 8 & 15. Also, millings from the paving project will be used as a base at the dock areas.

Security Report – June 25 – July 22, 2020

8 citations, 39 calls, 1 life flight, 368 house checks, 250 LLPOA building checks, 11 deliveries, 57 stationary patrols & 1,335 miles driven

Lake Reminders

That from the shoreline out to 100 feet are “No Wake” zones, counter clockwise rotation on the water, swimming is prohibited beyond 75 feet from the shoreline.

Office

Tax exempt status has been reaffirmed through the Mercer County Tax Assessment office on the common property owned by the association. Mr. Chamberlain thanked all involved.

Old/New Business:

Approval for Additional Costs for Bridge Painting/Crack Sealing – Mr. Chamberlain donated his labor and materials to seal Latonka Drive to prolong the life of the paving at a great price, as well as painting the underside of the bridge at the north end of the community. The grand total was \$32,747.60 for the crack sealing and bridge painting. There was discussion on the pre approval at the lesser rate and the extra crack sealing that was done to Sequoia Drive.

****Mr. Becker made a motion to approve the total cost of \$32,747.67 for the bridge painting and road crack sealing of Latonka and Sequoia Drives, seconded by Mr. Filer. The motion was voted on and carried with 8 in favor and 1 abstention (J. Chamberlain).**

Boston Marathon Virtual Race – Mrs. Terry Hart asked the board for permission for Mr. Mark Courtney (timer for our annual Friendly Frolic Fun Run) to plan a virtual marathon route in the association on Sunday, September 13, 2020 to start very early and all participants will exit the lake by 12pm that day. There was discussion on the number of marathon qualifiers to allow in the community, if we would get a some type of compensation through the timing of our annual Friendly Frolic and that LLPOA may get a mention as part of the Boston Marathon qualifying venue. Mr. Meinert asked for member feedback. There was positive feedback from the members logged into the meeting.

****Mr. Meinert made a motion to allow 75 participants of the Boston Marathon virtual race to run around the LLPOA while following the CDC guidelines imposed at the time of the race, seconded by Mr. Hart. The motion was voted on and carried unanimously.**

Annual Audit – 2019 – Mr. Hart had a slide presentation. He explained the audit, what items are reported, the responsibilities of LLPOA management and the auditors.

He shared that the LLPOA was given a clean, unqualified opinion for the auditing firm. He stated the change in accounting principle in 2019 that instituted entities covered revenue, forcing the entity to report initiation fees properly as deferred income over the average life span (time as a member) of a member of the community. This new principle reduced recorded revenue income and recorded equity but did not affect the reserve accounts. He explained that the initiation fee will be recorded as income over the 20 plus years. Mr. Hart stated that compared to 2018, 2019 had an increase of \$46,000 in dues and up by \$3,000 in recorded revenue. He again explained the dredging costs in 2017 and 2018.

Fourth of July Weekend Member Feedback - none

Unpaid Dues Collection Initiative – An attorney has been hired to go after the unpaid dues balances and this will be accomplished by Mr. Krupa, Real Property Committee and the hired attorney.

Committees:

Roads, Bridges, Culverts – None

Water Quality – Mr. Rizzo thanked Mr. Ted Dunham, Mr. Jim Daley and Mr. Krupa. Princeton Hydro and Solitude will assist and not interfere with one another for sampling and treatments to the lake. Mr. Krupa will insure that the extra materials are properly stored on site. The treatments will be 2 ½ in 14 days then treat again in 14 days. This chemical is to stabilize the sediment on the lake, some historical data was collected and shared with Princeton Hydro. Mr. Rizzo stated that the committee has been meeting monthly and will meet again next week, with more meetings to be scheduled as the year progresses. There was discussion on the July Sampling Summary from July 6, 2020 about the deterioration of the water clarity and moderate but non toxic levels of Cynobacteria.

Real Property – There is a meeting every 2 weeks, they helped Mr. Krupa with the tax exemption status for the county as well as pushing hard to get delinquent lots paid up.

Nominating – Mr. Filer stated that there are 3 vacancies for the Fall board elections, applications/resumes will be accepted through August 31, 2020. If interested in running for the board please contact the office or a Nominating committee member.

Dam – Mr. Turton shared the interested members of the committee.

****Mr. Turton made a motion to accept Jordan Lengel, Bob Patterson, Mike Turton, Tim Burton, Chris Mosebach, Charlie Kurz and Tom Tyma as members of the Dam Committee, seconded by Mr. Rizzo. The motion was voted on and carried unanimously.**

Lake Comparison – Mr. Steward shared that the committee has had multiple meetings and is developing a questionnaire to send to other similar communities and anticipate responses in 2 weeks. The committee will have a summary/update at the August or September meeting.

Rules – Mr. Krupa had them almost completed the review for formatting and once formatted the document will be sent to the attorney for legal review.

Other Concerns of Board Members:

Mr. Chamberlain wanted to share that he thinks the committees were a great idea.

Clubs:

Latonka Players – Mr. Dunham shared the following events: July 25, 2020 Float-in movie at the swim area of the beach, he asked that a mask be worn and the August 8, 2020 Annual car show at the gazebo. The spring show has been canceled until 2021 and the Annual Fall Festival will be scaled back to just membership participation, no outside vendors. The format will be similar to a flea market venue and will include the Womens Club All Day Raffle, Garden Club Mums Sale, Latonka Players food sales and the veggie soup.

Women's – Mrs. Hart shared the following events: July 26, 2020 Kids Camp Crafts at pavilion 11am to 1pm, Kids Pickleball Camp at the tennis courts, Line dancing the 2nd and 4th Tuesdays at the barn at 7pm, July 28, 2020 Ladies Craft Night Out at the pavilion at 7 to 9pm. The Women's Club All Day Raffle tickets will be going out with the Women's club History flyer. The All Day Raffle is scheduled for Saturday, September 12, 2020. The Annual Friendly Frolic has been rescheduled for Saturday, August 29, 2020 with the current CDC guidelines being followed on that date. Details to follow.

Fish – Mr. Montabon shared that the Kid's Fishing Tournament has been canceled for 2020.

Social – Mr. DiVito shared the following events: Golf Cart Poker Run on August 15, 2020, Photo contest reminder submissions dues by September 15, 2020 and the Luau at Duke & Lola's on August 29, 2020.

Questions/Comments:

K. Spangler – 388 Latonka – Thanked the Board and the tennis courts need to include regulation pickleball and tennis nets.

D. Mariner – 903 Aztec – Asked if there was a Safety Committee? The response was not currently, but she can email the office for further talk on the matter.

R. Silvers – 228 Latonka – Asked if security was out on the water? The response was that security is out there and the membership will see more patrols on the water.

J. Hart – 330 Manito – Stated that the focus should be the lake and that a Safety Committee would be a good idea.

T. Fry – 297 Latonka – Suggested signage at all public docks with the rules and regulations of the lake.

There was discussion on applying this fall for buoys at the no wake zones and tie up balls at the dam area.

Meeting adjourned at 8:15pm.

APPROVED: 8.27.2020