

Lake Latonka Property Owner's Association

Open Meeting Minutes

Recorded on September 24, 2020

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

Board Present: Denis Meinert, John Chamberlain, Jim Hart, Glenn Graeves, Graig Filer, Tom Rizzo, Chuck Becker, and Mike Turton via video conference.

Board Absent: Garth Stewart

Mike Krupa, General Manager, and Stacey DeFiore, Office Assistant, were present.

There were approximately 40 Members logged on via video conference.

*****Motion to approve the August 27, 2020 Open Meeting Minutes. Motion carried unanimously.**

*****Mr. Chamberlain made a motion to approve the September 10, 2020 Executive Meeting Minutes, seconded by Mr. Becker. Motion carried unanimously.**

Mr. Meinert had two comments regarding the September 20, 2020 Executive Meeting Minutes that he wished to share during the Open Meeting. A fish study was approved in the amount of approximately \$16,500.00 to be done by Princeton Hydro. A generous donation over \$10,000.00 by the Fish Club will help with costs. Thank you to the Club and donating Members.

REPORTS:

President: Mr. Meinert reported a lot is left to be done and hopes the Rules can be reviewed and approved in the near future. There has been a lot of work done on the budget specifically long term reserve and water needs. Princeton Hydro is to provide a plan that the Association may utilize in 2021 and in the years to follow. Graig Filer and Mike Turton were thanked for their service as their Board term comes to an end at the end of the year.

Treasurer: Mr. Hart presented slides as of September 22, 2020. A lot of revenue was gained in the past month as a result of collection letters and obtaining past dues and assessments. Initiation fees are greater than last year. It has been a great third period. Miscellaneous income also improved from a lot that sold. It was approved in previous years but did not close until this summer. Mr. Hart expects the LLPOA will end up ahead compared to last year but not by much.

In 2019 there was a beach upgrade so there was a positive difference in comparison. A little more money was spent in 2020 in regards to improvements at lake access points. Insurance was close compared to 2019. Although in the future there will be more spent, 2019 dredging costs were a factor in the numbers presented. Mr. Hart expects there will be an increase in Lake Preservation spending trends moving forward. Payroll is down. Roads and Maintenance is a big category this year. Over \$500,000.00 has been spent on roads in 2020 as the Association took advantage of costs being down.

There was discussion regarding road work costs and budget.

Secretary: Nothing to report this evening.

General Manager: Mr. Krupa reminded Members the public dock boat mooring season ends October 25. Preparations for the 2021 budget have begun. Should berm work is still scheduled for this year. The LLPOA purchased lot 1202 at a tax sale at the cost of approximately \$1,700.00. Mr. Becker outlined the benefits of acquiring these lots. Ballots will be mailed the first Wednesday in October – October 7. Meet The Candidate Night will be Sunday, October 11 at 6 PM. New pickleball nets and lines have been installed at the tennis courts near the Barn.

Security reports over the past month were as follows:

38 Calls, 5 Citations, 376 House Checks, 235 LLPOA Building Checks, 63 Stationary Patrols, 15 Deliveries, 1,157 Miles Driven

There was a question about lot 1202's location. It is near the Pawnee Trail entrance.

There was a question about House Checks. Mr. Krupa outlined the 2 House Check types available – a free drive-by and a paid property walk-around.

REAR SET BACK DISCUSSION:

Mr. Krupa gave a brief summary on the matter. Deed Restrictions indicate various setbacks. Each road has a set back and utilities have an additional 25 feet beyond that. If not on the water, Deed Restrictions indicate a 10 feet side setback. The Code of Regulations indicate a 10 feet setback on the sides but also a rear 35 feet setback for a primary structure. The question came up that on a corner lot, two road setbacks need adhered to so which line would be considered side and/or rear? This makes it difficult to build on. There was a small discussion, and Mr. Meinert noted that the Board (at the time) added an additional restriction beyond the Deed Restrictions.

*****Mr. Becker made a motion to remove the regulation that says there is a 35 feet setback required in the rear, seconded by Mr. Graeves. Motion carried unanimously.**

RULE CHANGES UPDATE:

Mr. Meinert shared a visual overview of the process. This process has been going on for a little under two years with the purpose being to simplify rules so they are easier to understand, comply with, and enforce. There are three types of rules – Deed Restrictions, By-Laws, and Code of Regulations. After listening to feedback and speaking with an attorney, a draft document is being distributed for feedback in the hopes by the end of the year the Board will adopt some new rules. There was further discussion on the process. There will be a Town Hall regarding the matter with the date to be announced.

There were a few inquiries from the virtual audience about the process.

ADDITIONAL BUOYS DISCUSSION:

Mr. Krupa shared a map with proposed locations of new buoys. Mr. Meinert noted the indicated buoys will be 100 feet from the shore as a visual representation for water traffic. There will be double the number of tie off

buoys near the dam. Since the DEP needs to approve the buoys and locations, the Board would like to ask for more and later take away if needed rather than need more and have to resubmit and wait for DEP permissions.

There was much discussion from the audience regarding the buoys being a hazard, buoy size, no wake zone coverage, and the 100' feet rule being adhered to.

Mr. Meinert would like to place the low profile buoys, and they can easily be removed if problems arise. Mr. Becker pointed out the scale and that the buoys appear more obstructive than they are.

*****Mr. Hart made a motion to submit the buoy application to the DEP for the Spring (2021), seconded by Mr. Becker. Motion carried unanimously.**

ICE RINK:

Mr. Meinert spoke on this matter. Mr. Chamberlain made a donation of a 30' x 60' ice skating rink. After feedback, the location decided upon was near the Barn on an existing slab that can be adapted. Mr. Meinert addressed insurance and cost concerns. The ongoing rink cost is approximately \$4,000.00 in electricity and staff help along with an initial set up cost of \$5,000.00 - \$10,000.00. Mr. Meinert noted the magnitude of the donation by Mr. Chamberlain. Mr. Meinert encouraged Members to donate to offset these costs.

*****Mr. Hart made a motion to offer Mr. Chamberlain right of first refusal if the ice rink does not work for the Association, seconded by Mr. Rizzo. Motion carried unanimously. Mr. Chamberlain abstained.**

COMMITTEES:

Dam Committee: Mr. Turton gave an overview of the dam inspection conducted September 8, 2020. A few minor repairs are needed. There is a wet spot that the committee will keep their eye on. Overall, things looked good and on par from years before. A survey will be done on top of the dam to ensure nothing has changed.

Lake Comparison: None

Nominating: There was nothing further to add from earlier in the meeting.

Real Property: The LLPOA is currently waiting on the attorney to clear some titles and collection work. A process is being developed for selling LLPOA lots. A Town Hall was suggested.

Roads, Bridges, Culverts: Mr. Chamberlain asked if there are any areas the Committee missed, to please notify him so they may visit. He estimates roads are at 72% and culverts are 3.5 years from being finished entirely. Mr. Meinert noted the importance of culverts and their help in keeping the lake clean.

Rules: Mr. Meinert had nothing further to add from his earlier discussion.

Water Quality: Mr. Rizzo stated the last water treatment with Solitude was completed September 21st. The results prove to be successful. Princeton Hydro conducted the 4th Lake Sampling Event September 14th. There is one more tentatively scheduled if needed. Mr. Rizzo displayed images of the Princeton Hydro representatives on Lake Latonka and pointed out the equipment and methods used. A road map is being developed for the upcoming years and future Boards.

CLUBS & COMMENTS:

Boston Marathon & Friendly Frolic: Mr. Chamberlain wanted to take a moment to acknowledge what an accomplishment and how safely these events were executed. While early, it was phenomenal to watch the Boston Marathon runners - with the quickest participant in the lake being under three hours. Mr. Meinert shared that Mr. Mark Courtney submitted a letter of thanks to the Board, Mrs. Hart, and Mr. DiVito and all volunteers for their assistance in making the event possible. Mr. Meinert recognized Mrs. Hart for organizing the Friendly Frolic and her financial report submitted to the Board of Directors. There was a positive balance regarding the Friendly Frolic.

Fish Club: Mr. Montabon thanked all for the turn out at Community Day and donations from all Members, especially the Social Club. Mr. Montabon believes the money will go a long way to assist with the management plan. The check is estimated to be \$11,138.00.

Social Club: Mr. DiVito gave an update on the club's first calendar contest. There was a great amount of participation. The Social Club currently plans to proceed with their Adult Halloween Party on Saturday, October 31 with additional social distancing practices in place. Mr. DiVito thanked the Latonka Players for hosting Community Day.

Women's Club / Community Event: Mrs. Mahen informed Members the Children's Halloween Party has been reinvented to a parade this year. It will be held Saturday, October 31 at 2 PM. In addition to the parade, Mrs. Mahen, as a Berkshire Hathaway agent, is sponsoring a Ghouls at the Gazebo contest. There is no cost but there will be cash prizes.

Boston Marathon, Friendly Frolic, Women's Club: Mrs. Hart revisited the topic of the Boston Marathon. 27 runners began and 25 finished. The event consisted of five laps around the lake. The Friendly Frolic event made a profit in 2020 despite a few extras being purchased for participants. Betty Horne is still hosting line dancing the second and fourth Tuesday of each month. The Women's Club raffle was successful at Community Day.

Laurie Mahen Comment: Mrs. Mahen inquired about the Resale Documents. Currently, these documents provided by the office are valid for thirty days. With interest rates being historically low and respective vendors being backlogged due to covid, Mrs. Mahen notes the minimum time frame to be approved for a mortgage is forty five days. The Board had discussion and suggested sixty days.

*****Mr. Graeves made a motion to increase the validity of a resale packet from thirty days to sixty days, seconded by Mr. Filer. Motion carried unanimously.**

8:35 Adjournment

Approved: 10.22.2020