

**LAKE LATONKA PROPERTY OWNER'S ASSOCIATION**

**OPEN MEETING MINUTES**

**JUNE 28, 2018**

The Open Board of Directors meeting of the Lake Latonka Property Owner's Association was called to order by the President, Dick Harper at 7:00PM. Those present recited the Pledge of Allegiance and roll call was taken.

Board Directors present: Dick Harper, Justin Safran, Tom Rizzo, Graig Filer, Tony Giovannelli, Glenn Graeves, Ken Komoroski, Mike Turton and Susan Bikowski.

Board Directors absent: None

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

There were approximately sixteen (16) members in attendance.

Mr. Harper stated that the Open Meeting Minutes from the last Open Meeting on May 24, 2018 were approved at the June 14, 2018 Executive Meeting and handouts are on the table. He also shared that there were no motions passed at the previous Executive Meeting pertaining to the membership.

**REPORTS:**

**President:** Mr. Harper touched base on the Goose Round Up that was held on Tuesday, June 26, 2018 and shared that 71 geese were removed from the lake. The goose population will be monitored and controlled. Mr. Harper explained the process that the Department of Agriculture followed. He shared that they come in, take a census of the population and are permitted by law to remove half of the population. Mr. Harper reminded the membership that Joanie Saeler will be retiring effective Thursday, June 28, 2018 and there was a small luncheon on Wednesday, June 27, 2018. Mrs. Saeler wanted to share that she will miss all of the lake members. Mr. Harper stated that the dredging is running smoothly and the desilting ponds are functioning as designed but has no exact time frame on completion of the dredge. Mr. Harper spoke of the donation sign in front of the office for the nature trail Connect the Lake project that the Social Club initiated. The club, to date, has raised approximately \$58,000.00, and the Board has decided to participate financially as they raise funds as a backup in case the funds do not come in as expected. Mr. Krupa and Mr. Komoroski will work on getting permitting. Mr. Harper touched on the bacteria levels at the beach and that it is due largely to the rains we have been experiencing. This is due most to the agricultural areas that surround the community. A plan is being put together to help monitor where this bacteria is coming in by doing samples of water at a number of tributaries that feed our lake outside of the subdivision to decide the worst areas to help to combat this problem for the future. Mr. Harper shared that we have a new office assistant, Stacey Jordan, to help assist Erin. Mr. Harper also wanted to address the rumors of the new community center construction. Mr. Harper shared that he hears things everywhere he goes and wants to clear the air. There was a committee appointed to explore the utility and utilization of our facilities. The committee was to determine long term what facilities are in need of replacement or repair and when. He shared that this information was never gathered or compiled, so the Board will take this on themselves and at some point something needs to happen with this building such as remodel or replacement.

**Treasurer:** Mr. Graeves stated as of the end of May, or five (5) months into the year, the revenue received totaled \$1,243,000.00 which is equivalent to 94% of the total 2018 budget of \$1,329,000.00. Mr. Graeves shared that the principle components that make up this amount are that 94% of dues were received, also some residents are on a payment plan so it very likely that the association will achieve 100% by the end of a year and the initiation fees which is based on home sales is at 64%. Mr. Graeves stated that home sales within the community have been strong and with

seven (7) months remaining the initiation fees for the entire year will match or exceed the budgeted amounts. Dock rentals received are at 100% of what was budgeted.

**Secretary:** Mr. Rizzo stated that the Nominating Committee that consists of Roger Scriven, Hank Cummings, and Paul Rassel is on schedule thus far and is advertising for interested parties to be candidates.

At this time, Mr. Harper spoke about the fuel pump on lake property and shared that Mr. Krupa would explain in further detail later in the meeting, but that it will be an above ground tank to avoid gasoline spills into the water.

**General Manager:**

**Aqua Doc Algae Analysis:** Mr. Krupa stated that our lake treatment consulting firm, Aqua Doc, came out to get a sample of the algae to analyze and the sample came back under the allowable limits and is not toxic.

**Beach Bacteria Count:** Mr. Krupa shared that the beach bacteria counts have been high and that the Women's Club did purchase/donate a second aerator for the beach. It will be installed next week. He also stated that samples of water from other areas within the lake came back low. There are samples being taken outside the lake that will be monitored. The data will be compiled from upstream samples to try and get to the root cause of the high bacteria counts.

**Playground Equipment Donation:** Mr. Krupa shared that Mr. Dan Foster donated a play ship to the playground area.

**Fourth of July Festivities:** Mr. Krupa stated that the festivities will be held on Saturday, July 7, 2018. There is a schedule of the day's events available on-line or at the office. Security will be ramped up on Saturday on land and in the water. Mr. Krupa wished all a good weekend.

**Dredging Update:** Mr. Krupa stated that the dredge is working north on the west boundary of the lake at about eleven (11) to twelve (12) feet of water. This area is currently full of gravel, so it may take a bit longer in this area and then they will move up along the coast.

**Lake Treatment:** Mr. Krupa stated that Aqua Doc is set to come out and treat the lake on Monday, July 2, 2018.

**New/Old Business:**

**Town Hall:** Mrs. Bikowski shared that the meeting had to be postponed to Sunday, July 22, 2018 at 1PM in the large side of the community room as the rooms were not available for the previous date. Mrs. Bikowski explained that the meetings are being held on weekends to accommodate part time members. She stated they try to have them four (4) times per year and the topics will be posted.

**Tractor Bids/Purchases:** Mr. Harper shared that they have been discussing the purchase of a new piece of mowing equipment as there is some concern about the Maintenance staff mowing the face of the dam as well as the sides of the desilting ponds. Mr. Harper shared that the mowing equipment currently used is not intended for this type of mowing which does cause a safety concern. Mr. Harper stated that currently they are trying to find the correct mowing equipment for these areas. At this time, Mr. Krupa spoke about his attempt at getting to the top of the dam on the mower that is currently used by maintenance, and he stated he could only get within one (1) foot of the top of the dam and then he started to slip and spin. Mr. Krupa shared that Mr. Bill Swift from Maintenance has been mowing the face of the dam for eleven (11) years and to date has not had much of an issue, but conditions must be right for him to accomplish this task. Mr. Krupa stated that the grass must be bone dry and not too long because the clippings make it slippery. Mr. Krupa stated he has looked at a couple of models. The first is a remote control mower that you stand on the ground and run it with a box, but with the pizometers being present, you must follow behind it quite closely not to damage the pizometers. Mr. Krupa stated that the one (1) he is leaning towards is made by Steiner. It is four (4) wheel - drive, articulates in the middle, and comes with a dual wheel kit that can be added to give it eight (8) wheels that makes

it conducive to mowing on slopes. Mr. Krupa shared that he got four (4) bids for mowing equipment from local vendors. Mr. Krupa shared that the last machine bought was in 2007 and has 2500 plus hours on it. Mr. Krupa asked if there was any discussion. At this time, Mr. Rizzo spoke up and shared that the current equipment is made by New Holland, model MC35 four wheel-drive with a six foot wide front mount mower. Mr. Rizzo stated that it is currently eleven (11) years old. There was discussion on having to mow the desilting ponds for safety purposes. There was discussion to possibly sell to put toward the purchase price of a new mower, but he believes that we should keep the New Holland to use for summer help with mowing and other areas to keep the hours down on the new mower that may be purchased. Mr. Rizzo shared that Mr. Safran was very familiar with the Steiner. It has eight wheels, a dual wheel attachment kit that goes with it for more stability when mowing on a slope with a front mount seventy-two (72) inch mowing deck. Mr. Rizzo gave the comparison to the Steiner, the Ventrax. He stated the Ventrax is identical to the Steiner in the fact that it also has a dual wheel kit attachment, front mounted, and seventy-two (72) inch mowing deck with an articulating frame with hydrostatic drive on each wheel. Mr. Rizzo located another as a comparative, made by Harper Industries. It is in Kansas, called an ATM 72, it has a six (6) foot wide mowing deck, and it is a belly mounted mower. The operator remains level when mowing and the mower deck changes for this model. Mr. Rizzo stated the down side is that it is very pricey at \$48,000. At this time, Mr. Safran gave his opinion, and he agrees that a Steiner is a good piece of equipment but is not sure we need to spend the money at this time and maybe need to continue to maintain the New Holland. There was more discussion on the Steiner model and what it does/does not do and the number of attachments. At this time, Mr. Harper asked for clarification on whether we can or cannot mow the dam and ponds with the current equipment and forget the safety aspect. Mr. Harper asked what the Steiner priced out at, and Mr. Krupa told him \$28,000. There was discussion on there not being any accidents, but Mr. Krupa did share that there have been close calls over the years. Mr. Harper asked Mr. Rizzo if there are OSHA standards about mowing and Mr. Rizzo referred to Mr. Filer. He stated nothing he (Mr. Filer) was aware of. There was more discussion on safety and the lack of information. It will be taken up at the next meeting. Mr. Krupa will call the manufacturer and get current specs on our current equipment.

At this time, Mr. Harper gave the floor to Mr. Komoroski at his request. Mr. Komoroski shared that he had some items written down that he would like to speak on and began by stating that he bought his home about ten (10) years ago. He stated that he has heard that the lake needs to stay as it is but he feels there are changes coming that may be problematic. At this time, Mr. Komoroski read from his notes. He stated that he feels the culture and character of Lake Latonka are being threatened and is already being changed in a negative and unsafe fashion. He stated that a group of the very wealthiest of the Lake Latonka homeowners are in the process of buying and flipping houses, sometimes secretly and using false information. These members are buying and renting houses in a legal fashion so that corporations do not have to pay dues. This allows the employees of said corporations to use the houses and the lake resources. He stated that this threatens our community and safety. This means many more renters and short term guests that do not know or care about our rules or community because they are here and gone. This group seeks to have the community building turned into a country club with a cigar bar and private liquor cabinets. Mr. Komoroski also stated that one of the board members is a part of this group he is speaking of. He also stated that this board director is an advocate for this group and has criticized other board members that don't go along. Mr. Komoroski also shared that this group has even publicly called out residents, criticizing and harassing them if they don't get their way. This action included our Board President, whom was publicly criticized wrongly and unfairly. Mr. Komoroski stated that this is a bullying tactic and it must be known and must be stopped. He also stated that he himself was recently a victim of this tactic. He stated that confidential information from a closed meeting was given to one of these wealthy owners and was personally confronted. He stated it was very upsetting to himself and his wife and started the ball rolling for this commentary. Mr. Komoroski stated that he acknowledged as a board member there are several issues that he would like to see more attention given to such as goose control, road and lake safety, and the cleanup of the islands but considers this to be part of the greater good of the community and personal interests must be secondary. Mr. Komoroski shared that he spends a lot of time and attention to matters of permitting, gas leasing, the dredging project, and anywhere he can be used effectively. He stated that not all of his issues are addressed but once the board makes a decision, he moves on. He stated that the efforts of this small group must be made known and these members should have to participate as everyone else as members of the community and true neighbors. They should not be given special treatment because they have more money and can afford lawyers to represent their special interests and business purposes. These members should not be able to badger others into submission through threats, retaliation,

lawyers or aggression. These members should not be able to force the association to have to hire lawyers to defend at the expense of the membership.

#### **CLUBS & COMMITTEES:**

**Player's Club:** Greg Lytle shared that Government Cheese will be the band playing before the fireworks on Saturday, July 7, 2018 at the Gazebo and will start around 7:30PM and wrap up once the fireworks begin. Also, the first showing of the Spring Show was held on Saturday, May 26, 2018 and second showing was a matinee on Sunday, May 27, 2018. He stated that attendance was poor with only fourteen (14) to fifteen (15) people. He shared that all of the proceeds went to the Fourth of July donations. Greg shared that this show was the third installment from the "Don't Hug Me" series. He also shared that the first movie night held on May 25, 2018 was attended by thirty (30) to thirty-five (35) people and Paddington 2 was the movie played. He shared that the next movie night is scheduled for July 6, 2018 and there will be an Open Stage night around 7 to 7:30Pm. He stated the Players are sponsoring a Beach Party on July 28, 2018, and this includes a reggae band called Keystone Vibes and is a free event.

#### **QUESTIONS & COMMENTS:**

**R. Yokel:** Asked if the board ever thought of putting chains on the tires of the mowing equipment. Mr. Krupa will check into this.

**R. Silvers:** Asked with the high bacteria counts is it safe for members to swim up the lake in front of their homes. Mr. Krupa shared that the readings up the lake are much lower, and he is testing in other locations within and outside the community to get a better read on where the bacteria is originating. Mr. Krupa also shared that PA is an agricultural state but steps can be taken through DEP, such as buffers and plan on how to manage their farms. It was shared that the Department of Health is only interested in our bathing beach readings. There was discussion.

**G. Lytle:** Shared that he thinks the Nature Trail is a great idea, but that it should not be paved for a couple of years to allow for settling.

**R. Yokel:** Stated he had spoke at the Open meeting in August of 2017 and requested that trees/bushes be reduced or removed for purposes of his lake view, as one of his neighbors has them grown to the water's edge. He thought he was told at that time the existing vegetation would not be grandfathered. He is here asking that the board abide by the rule and have the vegetative fences removed. At this time, Mr. Harper explained why the decision went the way it had, and allowed bushes/trees until they are cut down or die and they cannot be replaced. Mr. Yokel asked the board to entertain the idea of a revote on this issue with this current board. At this time, Mr. Szabo, the neighbor with the vegetative fence (bushes/trees spoke up and stated even if he were to cut down the trees, it may help with the view up the lake a little, but these trees help with the water runoff on his Mr. Szabo's driveway. Mr. Szabo stated his is not up for any water problems and does not want the runoff entering his home. Mr. Komoroski suggested trimming the lower branches. There was more discussion and it was decided to put on the agenda for the next meeting.

**M. Dixon:** Asked if a member stopped in the office and asked if their property was in compliance how would the office know. Mr. Harper explained that there is an inspection of the outside of the property by our security/maintenance to see that all is in compliance, and if there is a discrepancy it is noted in the Resale Certificate that is mailed from the office to the new buyer.

At this time, Mr. Krupa shared that a gas pump to fill boats with various payment options is in the works. One option for payment is a card issued to the member by the office that contains a pin number and it would swipe and you could be billed or prepay.

**C. Montabon:** Asked if after the growing season in August will bacteria counts come down? There was discussion. It was shared by Mr. Komoroski that E-coli bacteria is an indicator of a bigger problem.

J. Cuyar: Asked if a hand rail could be installed at the decent down to Dock 9.

At this time, it was mentioned that Ski school time is rolling around and watch the bulletin boards for more information.

D. Montabon: Asked if anyone can use the courtesy dock at Dock 9.

Mr. Graeves made a motion to adjourn the meeting, seconded by Mr. Filer.

APPROVED: 7-12-18