

LAKE LATONKA PROPERTY OWNER'S ASSOCIATION

OPEN MEETING MINUTES

SEPTEMBER 27, 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 7PM. Those present recited the Pledge of Allegiance and roll call was taken.

Board Directors present: Tom Rizzo, Dick Harper, Jim Hart, Denis Meinert, Mike Turton, Glenn Graeves, Graig Filer, and Justin Safran

Board Directors absent: Ken Komoroski

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

There were approximately seventy-five (75) plus members in attendance.

Mr. Harper stated that the meeting minutes from August 23, 2018 were approved at the September 13, 2018 Executive meeting and handouts are available on the table. At this time, Mr. Harper stated that there will be an amendment made to the minutes requested by Mr. Tom Fry to show that he stated that he commended the Social Club on the Nature Trail.

**\*\*Mr. Rizzo made a motion to amend the meeting minutes from the Open meeting on July 26, 2018 during the Membership Questions and Comments section to state the Tom Fry commends the Social Club for the Nature Trail, seconded by Mr. Turton. The motion was voted on and carried with eight (8) in favor and one (1) abstention (D. Meinert).**

Mr. Harper stated that there were two (2) motions pertaining to the membership.

**\*\*Mr. Safran made a motion to ratify the motion to approve the purchase of Mr. Interthal's five (5) delinquent lots 987, 988 and delinquent green space lots 985, 986, and 989 at a tax sale, seconded by Mr. Meinert. There was discussion. The motion was voted on and carried unanimously.**

At this time, Mr. Harper gave a quick explanation, and Mr. Graeves shared that Mr. Krupa was a good bidder. The LLPOA was able to capture four (4) of the five (5) lots. The fifth lot was purchased by an investment company; however the aforementioned lot is a green space lot so it does not have a membership. It was shared that the LLPOA paid \$3,200.00 for all four (4) lots- two (2) buildable and two (2) green space lots.

**\*\*Mr. Graeves made a motion to ratify the motion to authorize Slippery Rock Materials to dredge the area at Dock 6 and Dock 7 pursuant that the price does not exceed \$60,692.50, seconded by Mr. Rizzo. There was much discussion on why the lake needs to be desilted. The motion was voted on and carried with eight (8) in favor and two (2) abstentions (D. Meinert and J. Hart).**

Mr. Graeves shared that we are currently well under budget for this project and it will be less expensive, roughly \$60,000.00 less, as the equipment is currently on site and the permitting is in process. Mr. Rizzo explained that sediment is being washed in as well as the breakdown on soil on the banks. Mr. Rizzo also stated that the dead plant life or silt builds up. He also stated that this desilting project began last year, and there were a few issues earlier this year. He will continue to monitor the process. Mr. Rizzo shared that he and Mr. Krupa do check periodically with electronic equipment and a pole for the depth changes in areas that have been desilted, and there is a noticeable depth change (previous depth two (2) to three (3) feet, new depth eight (8) to nine (9) feet). Mr. Rizzo touched base on the process for the extra silt removal at Dock 6 and 7. He shared that the current five (5) acre ponds, that hold the silt, will need a

booster pump (second pump) to move the silt that extra distance. If this is permitted the process will begin after October 28, 2018. Mr. Graeves spoke on the original bid being \$2,400,000.00 four (4) years ago, but it did come in under budget, due primarily to the fact that we were able to hire a local contractor to complete the work. Mr. Rizzo shared that flocculant logs are being used to help with the pond settling. Mr. Rizzo stated that the logs are twenty (20) pounds and are put in a trough at the end of the pipe and maintenance manufactured baskets. Mr. Rizzo shared that the logs are purchased out of Oil City, from Denny Gold, and are a very careful mix to keep the water safe. There was discussion on the impact of the desilting with our dam. It was shared that this was taken into consideration when the engineers came up with the plan.

Mr. Harper thanked all of the candidates for their time and he named the candidates: Chuck Becker, Jim Hart, Robert Yokel, Denis Meinert, Greg Lytle, Kelly Hargrove, and Anthony Lemoncelli. Mr. Harper stated that was the extent of his President's report.

## **REPORTS:**

**President:** Combined with his opening of the meeting

**Treasurer:** Mr. Graeves stated that the \$60,000.00 for the extra dredging was a non-budgeted item. Mr. Graeves shared that fortunately the LLPOA revenue is \$80,000.00 over budget. Mr. Graeves informed the membership that this will cover the additional dredging without having to touch the capital reserves or the operating reserves. At this time, Mr. Graeves shared that the annual budget revenues were budgeted at \$1,328,000.00 and currently the LLPOA is at \$1,412,000.00 which is a difference of \$83,000.00. He explained that it was due to bad debt recovery, greater than anticipated home sales and some one-time items. Mr. Graeves stated on the expense side of it, we are under budget at this time.

**Secretary:** Mr. Rizzo stated that the 2018 Fall Board of Directors ballots will be mailed out on October 3, 2018. He stated seven (7) members in good standing are running for the three (3) open board positions as per the bylaws. He shared that the office staff will be preparing the packet to go out that will contain the official ballot and the candidate resumes. He shared that there are 652 members. Mr. Rizzo also shared that due to a scheduling conflict at the community building, Meet the Candidate night will be held at the lower level of the barn on Sunday, October 7, 2018 at 7PM. Mr. Rizzo stated the policy regarding the election has set dates and times and we will not deviate from them. There will be email blasts and new bulletin board postings to inform the membership of the venue change for Meet the Candidate night. At this time, Mr. Rizzo thanked all those who participated to make this process happen and to please cast your vote.

**General Manager:**

**Annual Dam Inspection:** Mr. Krupa stated that the annual dam inspections conducted by D'Apolonia along with the LLPOA Dam committee is scheduled for October 2, 2018.

**Bi-annual Bridge Inspections:** Mr. Krupa also stated the bi-annual bridge inspection is scheduled for this week sometime and is performed by Taylor Engineering and the results will be given after that.

**Removal of Boats from Public Docks:** Mr. Krupa shared with the membership that if they utilize the public docks, the date to remove your boat will be Sunday, October 28, 2018.

**2019 Budget:** Mr. Krupa shared that he is currently working on the budget and a draft budget was presented to the Board at the last Executive meeting. He also stated that the budget will be finalized by the Open meeting on October 25, 2018.

Latonka Road Work: Mr. Krupa shared that he is currently seeking bids from paving companies to do some road repairs hopefully this fall. He shared that one (1) contractor has already looked at the work and he has others lined up to get more bids.

2018 Fall Election of Board Directors: Mr. Krupa reminded all to vote.

LLPOA Swan Issue: Mr. Krupa shared that one (1) of the swans (the female) passed away, but that Ms. Corina Diehl did purchase a new swan to take its place and they seem to have paired up. There was discussion on housing and feeding during the winter months, and Mr. Krupa shared that Ms. Diehl will have a feeder and the swans will need open water as well during the cold months.

#### **NEW/OLD BUSINESS:**

Open Executive Board Meetings to Members: Mr. Meinert shared that he and Mr. Hart, as new board members, were asked if they had any ideas on how we could get past some of the issues that have happened recently. Mr. Meinert shared that based on his experience on O'Hare town council for eight (8) years, all meetings were open and he thinks this will build trust or rebuild trust in some cases. He stated that any Executive meetings that contain sensitive, personnel, or legal issues would remain a closed session. He feels it would be positive to open the meetings up to the membership. Mr. Meinert stated he wanted to bring this up for discussion and get some thoughts on it. There was much discussion on giving it a trial run from Mr. Safran, and Mr. Hart reiterated what Mr. Meinert stated.

**\*\*Mr. Meinert made a motion to try Open Executive board meetings, seconded by Mr. Safran. The motion was voted on and carried unanimously.**

#### **CLUB/COMMITTEE:**

Women's Club: Mrs. Terry Hart spoke about the Fall Festival and that it rained all day. She shared that the group is setting a budget, in conjunction with the office, on where to spend this money in the Lake. She shared that the WC Ladies Night Out was very successful thanks to Mrs. Nancy Silvers. She stated that the next Women's Club mixer will be held on Monday, October 8, 2018 at 5:59PM and there will be a "get to know one another" before the mixer starts. She stated that this event is the "Unbirthday Party" for the WC anniversary. The menu will include soup, salad, and dessert. She also stated all coming are to bring your own beverage and an unwrapped white elephant gift to exchange at the end of the night. She stated there is plenty of left over pop from the Fall Festival to sell for \$.20 per can.

Social Club: Mrs. Deb Rassel thanked all for their generous donations for the Nature Trail and Phase one (1) was complete and paid for in full. She shared that so far there have been seventy-nine (79) donations and this includes clubs and members. She stated the donation total currently is \$99,175.00. She stated that Phase two (2) donations are being accepted at the LLPOA office. She shared that the Social Club now has 501C3 Non-Profit status and donations can be a tax deduction. She shared that a donor receipt letter will be going out, and there will be a ribbon cutting ceremony in the spring. Mrs. Rassel stated Cow Patty Bingo was a fun family event and that the cow took approximately two (2) hours to make her deposit. Unfortunately, it was on a grid square that had not been purchased, so the money was divided up among the squares that were purchased around that empty space giving each winner \$500.00. She stated that two hundred fifty (250) tickets were available, but only one hundred sixty-nine tickets (169) were actually sold. She stated that this event is planned again for next year. She also stated that the Adult Halloween Party at the barn is being held on Saturday, October 27, 2018. She shared that there will be a DJ and free admission, and those attending are to bring a beverage and a snack to share. She also shared that you must be 21 or older to attend this event. Mrs. Rassel, at this time, thanked Mr. Graeves and Mrs. Susan Bikowski for their help in obtaining the 501C3. At this time, Mr. Robert Yokel asked what amount was needed to reach the \$100,000.00 goal and volunteered to send a check in for a donation, to fill the gap of \$825.00 and he was thanked.

Mrs. Hart stated that the Children's Halloween Party will be held on Saturday, October 27, 2018 from 1 – 3PM in the community building. Reservations are required with Trick or Treat to follow from 4 – 6PM.

Latonka Players: Mr. Ted Dunham spoke on the next event being the Oktoberfest being held at the barn on Saturday, October 13, 2018 at 8PM. He shared that there will be food, a malt beverage, and a band. He also stated that the next karaoke night will be held on Friday, November 9, 2018. He also thanked all that helped with the Fall Festival and shared that this event funds the rest of the club's yearly events. He stated that all of the events are free to the membership.

#### **QUESTIONS/COMMENTS:**

J. Bikowski: Thanked the board for the transparency and that R3-2018 was uncomfortable for all involved. He stated that the Legal Group has obtained counsel, Attorney Dan Gramc, to avoid such occurrences in the future and to review the Lake Latonka Code of Regulations, Article 3. He was going to ask that it be read into the record, but in light of the board's transparency this evening he is asking each director to read it.

D. Plants: Inquired on what was going on with Mr. Dan Krebs new home construction on Tomahawk Trail. It was explained that the township has become involved and is going to take action as the structure is not up to the BOCA (building codes) code and will not pass inspection. The township has sent him letters and they will take the lead on this.

K. Marion: Stated she is co-counsel to Attorney Dan Gramc that sent the letter to the board. She explained what the Latonka Legal Group is focused on. First, she stated the construction codes set the value of the community, according to realtors and appraisers that were talked to. She stated that they started reviewing R3-2018, which was most limiting to construction on the waterfront has been rescinded by the Board of Directors. She explained that Attorney Gramc specializes in HOA law. She stated Attorney Gramc reviewed the Construction Compliance codes and gave an opinion that a lot of the rules were like R3-2018. They were passed over the years, unintentionally she was sure, but stated they are unenforceable. She stated that the legal group is concerned about keeping the value of their properties. She stated that Attorney Gramc sent the board another letter. Mrs. Marion offered to assist the board in reviewing our rules and give an opinion at no fee.

D. McGuirk: At this time Mr. McGuirk gave each board member a handout. He stated he is concerned with state of the lake. He went on to state that in years passed the lake was very clear, but for the last four (4) years, the lake has been emerald green. He stated that LLPOA used to spray for algae blooms but no longer does. He shared that a micro-system rating of six (6) or higher is a public health risk for swimming and children swimming. He stated if it is an elevated rating of twenty (20), it is non-contact for humans. He stated theses statistics come from the Ohio standards. He listed all of the effects of an elevated micro-system. He asked if the lake is monitored for algae and was told yes by Aqua Doc. He explained what happens when algae takes over a lake. He suggests getting a bid to treat the lake with liquid copper sulfate.

R. Scriven: Mr. Scriven stated he was on the board when this discussion on algae began. He explained that the algae blooms on top of the water are dead algae. He stated that we have been working with Aqua Doc. He stated that there have been very specific discussion on treating this, and copper sulfate kills everything in the water. He shared that the procedure that is used to take the samples is very important. He trusts that the board will continue to do the correct thing and thanked them.

W. Hazlett: Mr. Hazlett shared that he had rowed the lake this morning. He stated that the lake had dead fish in the middle of the lake and attributed it to the heat. He shared that he has not entered or allowed his grandchildren to swim in the lake this year. He stated that the green scum is diminishing the recreation on the water. He suggests that you take a look out in the middle as it is very thick. He is upset with the lake's condition and not the board.

Mr. Harper asked if Mr. McGuirk could put together some materials and get them to the office so the board can discuss this issue at their next meeting.

C. Becker: Mr. Becker stated that his mailbox was destroyed on Friday or Saturday evening. Mr. Becker also shared that the board has spoke with many experts on water quality over the years and once you have all of the facts, it is not so easy to plan your course of action.

G. Lytle: Mr. Lytle asked all to attend the Meet the Candidates Night on Sunday, October 7, 2018 at 7PM. At this time, he asked the members to vote for him and read his resume.

At this time, Mr. Safran asked all members, in attendance, that are running for the board to stand up and introduced themselves.

**\*\*Mr. Meinert made a motion to adjourn the meeting at 7:55PM, seconded by Mr. Hart. The motion was voted on and carried unanimously.**

APPROVED: Oct 11, 2018