

LAKE LATONKA PROPERTY OWNER'S ASSOCIATION

OPEN BOARD MEETING MINUTES

OCTOBER 26, 2017

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: Jim Parimuha, Susan Bikowski, Glenn Graeves, Dick Harper, Tony Giovannelli, Chuck Becker, Justin Safran, and Graig Filer.

Board Directors absent: Ken Komoroski

Mike Krupa, General Manager was present.

Joanie Saeler, Office Manager and Erin Baker, Office Assistant were also present.

There were approximately twenty-five (25) members in attendance.

REPORTS:

President: Mr. Harper shared with the membership that the ballot count is Friday, October 27, 2017 from 1 to 3 PM in the community room, all members in good standing are welcome to come and observe. Mr. Harper also shared that the dredge project was going good overall with the exception of a few start up problems and Mr. Krupa may touch on that later in the meeting.

Treasurer: Mr. Graeves gave a short explanation of the bad debt question on the budget that was asked at the last Open meeting. Mr. Graeves stated that we bill everything at the gross amount regarding the dues, whether we think it will be collected or not. Mr. Graeves stated we hope to collect but take a conservative approach and reserve for it. Mr. Graeves gave an example of the passive approach that we take and stated much of the debt is on vacant lots, that may not be buildable and if we were to take court action, the Lake would incur legal costs and the outcome may be that we are awarded a lot that we do not have to pay property taxes on and that is not an outcome that is desirable. Mr. Graeves reiterated that in the budget everything is showed in a gross amount and then show a bad debt against that. Mr. Graeves also stated that if the dues are paid early the discount is reflected. Mr. Graeves spoke further on past accounting practices and how items were netted, but state the best accounting practice to follow is to show the bad debt and roughly 2 ½% of the dues revenue is bad debt.

Secretary: None

General Manager:

Dredge Project: Mr. Krupa gave a brief update on the dredging, that they are still working at the northern end toward the bridge, they worked the center, the shoreline and now they are working their way toward the island. It will take approximately one week to get back up to the bridge. Mr. Krupa stated there were two (2) options for the dredge, to go down the channel to the south or cross over, the decision has not been made it will be based on the what they (the dredge operators) decide and how quickly they can dredge. Mr. Krupa shared with the membership that this upcoming week they will be operating along the island heading toward the bridge. The ponds are holding up and filling. Mr. Krupa shared that if you take a look up at the pond site you will see a lot of gravel and sand that was the first things you see but as you go out further into the pond you will see the sludge that we are trying to remove. Mr. Krupa stated that the outlet pipe is being moved to different locations, the reasoning is the ponds are weeping out at the bottom. The original plan was the outlet pipe would float around. Mr. Krupa stated the project is progressing well.

Road Work: Mr. Krupa shared that the road work would be completed on Monday, October 30, 2017 and he apologized for any inconvenience this may have caused by closing streets temporarily. The last of the work is the parking area at Dock 17 and a couple of road crossings.

Speed Limit Signs: Mr. Krupa shared that the new 25 MPH signs will be going up around the community and Security will start enforcing the new speed as of Wednesday, November 1, 2017.

2017 Annual Dam Inspection: Mr. Krupa shared that on Tuesday, September 26, 2017 the annual dam inspection was conducted. The engineers went up the outlet pipe with the ROV (robotic camera) and there was nothing alarming to report, same as five years ago when it was examined. Mr. Krupa shared that there is some caulking starting to pull and it will be a minor repair in the spring.

NEW BUSINESS:

November Town Hall Meeting: Mrs. Bikowski reminded the membership of the upcoming November Town Hall Meeting on Wednesday, November 15, 2017 at 7PM in the Restaurant side of the community building. Mrs. Bikowski stated it is being held to discuss the community survey results and any questions to do with the survey.

OLD BUSINESS:

Motion to Approve the 2018 Budget: At this time, Mr. Harper answered the budget questions/concerns from the September Open Meeting that were addressed by the Board at the October Executive Meeting. Mr. Harper stated the members concerns were: to increase rental fees, do not increase annual dues, do not increase the initiation fee and some members felt that the dues did not increase enough. Mr. Harper shared the board's answers to the concerns. There will be no increase to the rental fees at this time, the annual dues will increase by \$75.00 and the initiation fee will be increased from \$3,000.00 to \$4,000.00 and not to \$5,000.00 which was the original request. At this time, Mr. Harper stated the reason for the initiation fee is to capture some of the capital investments made to the community that current members have already paid their share of from the new members and the capital costs go directly into the reserve accounts. Mr. Harper also shared that in 2016 \$100,000.00 was generated from the initiation fee.

****Mr. Graeves made a motion to adopt the 2018 budget with the Initiation fee of \$4,000.00 instead of the increase to \$5,000.00, seconded by Mr. Safran. The motion was voted on and carried unanimously.**

CLUBS/COMMITTEES:

Fall Festival: Mr. Greg Nourse asked the Board for permission to utilize the barn, community building and the gazebo for the 2018 Fall Festival. Mr. Harper stated he is working on something for the clubs/committees and he stated permission will be granted at some point in the near future.

Women's Club: Mrs. Terry Hart shared the Women's club officer elections results: President – Terry Hart, Co-Vice Presidents – Kathy Becker and Jen Kroll, Treasurer – Lois Bub and Secretary – Pat Ewing. Mrs. Hart shared with the membership that the new tables and chairs cost approximately \$4,500.00 and the old tables and chairs sale netted \$510.00.

Fish Club: Mr. Tom Rizzo shared with the membership that the Walleye stocking has been delayed due to the water temperature being too warm and maybe it will be accomplished next week. Mr. Rizzo also shared that 125 Channel Catfish were released at Dock 2. Mr. Rizzo stated the seining of the stilling basin was a success and the largest fish netted was an 8 to 10 pound Walleye. Mr. Rizzo shared that one of the Fish Club members has a very good direct connection in the Pa Fish and Boat Commission, Mr. Rocco Ally, he could be a very big asset to the lake. At this time Mr. Harper asked about the Chain Pickerel issue. There was much discussion on this type of fish.

QUESTIONS/COMMENTS:

R. Ewing: Asked what led up to the change in the speed limit and stated that he had heard that outsiders do not get citations and wanted to know if that were true. He also stated that in his opinion, most of the offenders are outsiders. He also suggested that Security keep a running database on those that have been stopped, warned and/or cited. At this time, Mr. Harper stated that it was an outcry from the membership that prompted this decrease in the speed limit. There was discussion.

L. Mahen: Asked as a realtor, if the ponds are leaking. Mr. Harper explained that the infiltration of water was not environmental, as the seepage is crystal clear and that a property was affected on North Foster and is being handled by the insurance company. It is the belief of all involved that the silt will fill the crack in time and this is all geological. At this time, Mr. Safran took the time to explain that the contractor of the ponds insurance will be responsible, the engineering firm would be next and LLPOA's insurance agency has been put on notice to fact find.

A. Hannas: Asked about the budget and under reserve funding heading what percentage is that. Mr. Graeves explained that it is full funding replacement cost and life of the item. Mr. Graeves stated that the full detail is on the worksheets and we are nationally underfunded.

****Mr. Becker made a motion to adjourn to a Special Executive Meeting at 7:30PM, seconded by Mr. Giovannelli. The motion was voted on and carried unanimously.**

At this time, Mrs. Saeler and Ms. Baker were excused from the meeting.

APPROVED: _____

11-9-17