

LAKE LATONKA PROPERTY OWNER'S ASSOCIATION

OPEN BOARD MEETING MINUTES

JULY 27, 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 7:00PM. Those present recited the Pledge of Allegiance and roll call was taken.

Board Directors present: Dick Harper, Tony Giovannelli, Justin Safran, Graig Filer, Glenn Graeves, Ken Komoroski, and Chuck Becker

Board Directors absent: Susan Bikowski and Jim Parimuha

Mike Krupa, General Manager was present

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

There were approximately thirty-two (32) members in attendance.

Open Meeting Minutes from the last Open Meeting – June 22, 2017 were approved at the Executive Meeting on July 13, 2017 – Handouts were on the table.

Motions from the Executive Meeting on July 13, 2017, pertaining to the membership were to lower the speed limit within the community to 25 MPH and to deny the member's request to change the pontoon length rule.

****Mr. Graeves made a motion to ratify these two (2) motions, seconded by Mr. Becker. The motion was voted on and carried with six (6) in favor and one (1) opposed.**

REPORTS:

President: Mr. Harper stated that the Desilt project is still moving forward and Mr. Krupa will speak more on it during his report.

Mr. Harper also shared with the membership that he is going to review and revise the Association traffic laws, fines policy and vehicle rules to help curtail and amend some of the regulations. Mr. Harper stated if the directors had any suggestions please get them to the October meeting for this comprehensive revision.

Mr. Harper briefly touched on the lake water quality concern with the algal bloom and shared that this bloom is weather dependent and Mr. Krupa is keeping an eye on the situation and has been in touch with Aqua Doc the lake consultants for any necessary water testing.

Treasurer: Mr. Graeves shared that we are on target with the budget for half way through the year. Mr. Graeves also shared that Mr. Krupa had negotiated the desilt loan with another bank and obtained a better interest rate and a similar payment schedule. This will allow the Association to keep monies in the Reserve accounts and maintain a balance in the reserves in case an emergency would present itself.

Secretary: None

General Manager:

Fourth of July Update: Mr. Krupa thanked all the donated to the Fourth of July activities. Mr. Krupa shared that \$14,000 was budgeted for the day's expenses and \$13,921 was the actual day's expenses and \$12,886 came in as donations and the Friendly Frolic income. Mr. Krupa shared that we made money this year in the amount of \$1,035.

Water Quality Update: Mr. Krupa shared with the membership about the algae issue on our lake. Mr. Krupa stated that this is algae that moves very slowly and is hard to treat as it floats around the water. Mr. Krupa shared that Aqua Doc took a sample and the cell counts came back at almost a non-detectable for toxin. Mr. Krupa shared that the algae is not harmful to humans or boats. Mr. Krupa stated that Aqua Doc had shared that they could get him a quote for a suppression treatment, but Aqua Doc also stated that it may not do the trick and it is very costly with no guarantees. Mr. Krupa shared with the membership that the beach sample counts have been very low except for the first couple tests and it was determined that the sampler was not taking the water from the proper area.

2018 Draft Budget: Mr. Krupa asked all of the directors present to be thinking about any items that they would like to see in the budget and please have them ready for the next Open Meeting in August. Mr. Krupa shared with the membership that the public docks are all starting to need some attention and that if you, as a member, notice any that need repaired please call the office to report it. Mr. Krupa stated that this will be a big project for the Maintenance staff during the winter months.

Desilting Ponds Update: Mr. Krupa shared that Pond #1 is all but done, just needs topsoil and Pond #2 is almost completed, the outlet pipe needs installed and topsoil needs layed. Mr. Krupa stated that once the ponds are completed it will be one (1) week before they can be put to use and the process of desilting should take eight (8) weeks.

At this time, Mr. Harper wanted to share with the membership the wild critters that live in our community. Mr. Harper stated that a suspicious animal was spotted and the PA Game Commission dispatched a deputy and he came to investigate. Mr. Harper asked that the membership please not shoot the animal.

NEW/OLD BUSINESS: None

CLUB/COMMITTEE REPORTS:

Fish Club: Mr. Tom Rizzo shared that the club has completed all the fish structures and has installed about fifty (50) of them in two (2) specific areas in around eight (8) to nine (9) feet of water. Mr. Rizzo also shared a Fish Club members son was home for a visit and does photography work and took some underwater pictures of the structures. Some of the structures were hard to see in the pictures, but it was determined that they were all upright. Mr. Rizzo stated that the Fish Club had twelve (12) more structures to install and the club is planning on doing this on Tuesday, August 1, 2017 at the northern tip of Picnic Island. Mr. Rizzo was asked at this time of the cost for each structure and Mr. Rizzo responded that commercially they could be bought for \$15.00 each, but the club was able to put them together for \$7.00 to \$8.00 a piece and they have constructed sixty (60) of them.

Mr. Rizzo also spoke about giving something back to the community via the Fish Club and Mr. Mike Kuna had come up with an idea to do a Wall of Fame for Fishing in the community room. Mr. Rizzo stated that if you have a picture of yourself, family member, or friend with a nice fish and it does not have to be huge, please submit the photo to Mr. Kuna along with the release form and he will be happy to get your picture up on the wall.

Social Club: Mrs. Deb Rassel shared with the membership that the Social Club meets the third Friday of each month and all members in good standing are welcome to attend. The attendees must be adults. The dues are \$20.00 per year and to date we have \$6,018.48 in our account.

Mrs. Rassel shared that the Social Club had a Golf Cart Poker Run and they had seventy-two (72) carts participate and there were no accidents. Mr. Rassel also stated that the club will be sponsoring an Adult Halloween Party at the Barn on Saturday, October 28, 2017 and more information will follow as details become available.

Women's Club: Mrs. Terry Hart stated that she is working with the club to get some new chairs and tables for the community building. Mrs. Hart asked that before they bring their selections to the Board to approve, could she list the chairs and tables on Craig's List and use the proceeds towards the new furniture and the consensus of the directors was and yes and she will take it back to the Women's Club.

2017 Friendly Frolic: Mrs. Hart gave an update on the 2017 Friendly Frolic Race. First, Mrs. Hart thanked all of the volunteers from that day that helped make the event what it was. Mrs. Hart stated that there were 450 participants and the last minute change for Race Day Registration and t-shirt retrieval was held in the Gazebo and she is considering the Gazebo again for next year. At this time, Mrs. Hart gave the directors a handout of the monies spent and collected for that event. Mrs. Hart shared that Mr. Jim Janzig was awarded a medal for the oldest participant to complete the race and the youngest was a two (2) year old and he walked the race. Mrs. Hart stated that the association paid for the bottled water that was in tubs throughout the community area and the rest of her items were paid through sponsors for that day. Mrs. Hart shared that she has an idea on coordinating the sponsorship fundraising efforts with the office to get sponsors for next year.

Nominating Committee: Mr. Jim Janzig shared that the committee is currently soliciting for candidate for the 2017 Fall Board of Directors and if any member in good standing is interested, please see him after the meeting. Mr. Janzig stated that we need six (6) candidates and he potentially has four (4) men and two (2) women thus far.

QUESTIONS/COMMNETS:

D. Weingartner: Complaint about the abandoned property at 430 Tomahawk, diagonal from his property. Mr. Weingartner at this time passed out photos to the directors and thanked them for all of their hard work, time and effort. Mr. Weingartner shared that he has been a resident for twenty-four (24) years on Tomahawk Trail. In January of this year Mr. Weingartner stated he had listed his home for sale and six and one-half months later they have only had one (1) offer on the home close to what they are asking for it. Mr. Weingartner stated that the home has had many upgrades and is very sellable. Mr. Weingartner shared that potential buyers have stated that the property at 430 Tomahawk is very concerning to them. Mr. Weingartner asked that something be done about this property.

Mr. Harper stated at this time this property is being dealt with in a different forum.

At this time, Mr. Harper excused the Vice President, Justin Safran.

S. Monarch: Complaint about 430 Tomahawk property as well. Mr. Monarch's concern is that the finished product will not be acceptable.

L. Mahen: Concerned about 430 Tomahawk property, as well.

T. Rizzo: Concerned about the vandalism at the dam.

Mr. Krupa stated at this time that cameras are being used and the offenders were turned over to the PA State Police.

R. Ewing: Concern about speed limit reductions. Mr. Ewing stated that is great in theory but security has a hard time enforcing 30 MPH currently posted. Mr. Ewing suggestion was to get a speed sign that registers and shows the members what speed they are traveling at. Mr. Harper is to look into a sign.

T. Eastly: Complaint about late night off road vehicles. Mr. Eastly stated he has made several calls about this issue and still no rule addressing this. At this time, Mr. Harper shared that we do have a rule prohibiting motor vehicles leaving the roadways in the community. Mr. Eastly stated that we have no curfew or noise regulations and he was in his home and could hear the Security officer trying to handle the offenders and they were verbally abusing our officer.

****Mr. Becker made a motion to adjourn to an Executive Session at 7:40PM, seconded by Mr. Giovannelli. The motion was voted on and carried unanimously.**

APPROVED: _____ 8-10-17