

Public Meeting: Easement

November 21, 2015

ATTENDANCE:

Donoghue, Paulí í í .. P Veninger, John í í P
Burr, Robí í í í í í P Manzo, Rene í í í í í P Quirk, Andrew í í .. P
Colnaghi, Warrení í í P Nietzer, Laura í í í í ... P Zielinski, Garyí í .. A
Sarnowski, Karení í í P
Rees, Ginnyí í í í í P Straubel. Kathy í í í í .. P Decina, Dennis í í í . P
Martucci, Gregí í í í . A Vasetrigger, Olegí í íA
Jones, Jim í í í í í .. P

P= Present E = Excused A= Absent

Attorney Present: James Romerí í í í .

NUMBER OF MEMBERS ATTENDING: approximately 23 + board members

Committee Reports Given:

Activities [] Beach [] Boathouse [] By-Laws [] Club House []
Dam Safety [X] Docks [] Dredging [] Easement [] Encroachment []
Environment [] Insurance [] Legal [] Master Plan [] Membership [] Parklands [X]
Publicity [] Security [] Stumps [] Township [] Weeds [X]

Parklands: Matt Mekelburg explained his bat box eagle scout project. He wanted to support the local bat population by providing a safe hibernation spot. The population has been negatively affected by white nose fungus.

Jim Jones reported that he'd like to thank Julia Held for all her years of volunteering.

As to the bulkhead, we have submitted the paperwork for the permits, etc. for the building of the bulkhead, but still have not received the OK to begin. Freshwater and wetlands department has not gotten back to us at this point. It looks like we may not be able to get the project going for this year. The project will probably need to be done next fall. The permits should be good for seven years.

Some trees still need to be removed from parklands. A small concrete bulkhead will be added to the association's island. This will be used for a dock. Also a concrete BBQ will be installed.

The bowlö in the lake is located near Utopia. In the event of flood the state can open the valve and drain the water into Greenwood Lake. Jim Jones wants to make a small park in that area for Easement members.

Weeds: Rene Manzo reported that we can't over treat the lake. It's really a balance. Brown weeds in lake are dead weeds that will eventually fall to bottom. Lily pads need to be torn out, so it is difficult to remove them. A member asked about how the turtles are affected by the chemical treatment. Moe Mtn. fishing club is assisting in weed surveys.

Dam: Andrew Quirk reported that the dam inspection report stated that rip rap needed to be added to dam. We also have video surveillance at the dam, the concrete has been replastered and painted with anti-graffiti paint.

Topics Discussed:

2016 Budget ó Paul Donoghue reported that budget A is the floor budget; the same as last year with mandatory increases, budget B is a revised budget which is more accurate and transparent. Paul reviewed the budget line item by line item. The challenge in managing the easement budget is that not everyone pays the easement dues, so funding is not 100%. In the revised budget Paul has included the income line item for the boat house and a contingency fund line item.

Questions asked by Members:

Are we getting past due easement dues paid? Karen Sarnowski responded that the dues stay with the property and we have been aggressive in getting the past due balance paid prior to closings.

Why has security decreased in budget B? Paul Donoghue responded that the balance was moved into the contingency fund in budget B

What was spent on weed control this year? Rene Manzo responded \$36,000. This amount increases and decreases each year. Budget B decreases the amount.

Can a lien be placed on past due easement payments? John Veninger responded that yes we do this when necessary.

Paul Donoghue made a motion that the members vote on the 2016 easement budget; Rob Burr seconded the motion.

Budget Votes Taken:

Budget Voted on: Easement 2016

Budget A: 2 votes

Budget B: 73 votes

Question: 74 votes

Question passes and Budget B passes.

Respectfully submitted by Kathy Straubel