

# **Minutes for General Membership Meeting August 28, 2010**

**Roll call:** Rolland Grote, Leo O'Reilly, Clarence Hampton, Al Grabon, Michael Telepach, Michael Busciacco, (absent member John Pierro) Attorney Anthony Magnotta, Business Manager Karen Kilgallen. Also in attendance, Administrative Assistant Joyce Cole, Security Louis Fuggetta, Security Jimmy Reese, Spillway and Dam Engineer Dr. Charles Givler,

**Three new Board Members** in attendance will begin in January 2011: Kathy May Showers, Robert K. Perry, Bob Semian.

**Thank you** to several members of the community who have volunteered their services this year: Sadlers, Marco's family, McTiernans, Dimeglios, Stanley and Son on Boat basin 4, Chris Hartzel Security, Sierra's youth Group.

**Spillway:** We were cited in 1981 for the Spillway. Even though the Spillway was redone in 1998, we only replaced deteriorated structure to its existing design. Newer regulations call for a further increase in the Spillway capacity in order to prevent "loss of life" downstream in the event of heavy flooding. Our engineer is still working with design and with DEP to determine the exact requirements and, thereby, the exact cost.

**Security:** We previously paid \$35,000 to Vector. Now we pay Louis Fuggetta and Jimmy Reiss. In addition we have some security volunteers, Chris Hartzel and the ATV group headed by the McTiernans. We feel the new arrangement has improved our security. We will strive to include code compliance at our properties for abandoned cars and abandoned furniture.

**Dues Report:** Of 418 homeowners, only 350 have paid in full. Of 371 vacant lot owners, only 154 have paid in full.

**Water Operation:** In the first quarter, 78% have paid and in the second quarter, 75% have paid.

We would like to have a Forum in September on "How to improve the appeal of Paupackan Lake".

**Budgets:** Every year we have taken money from our line of credit to balance the budget. Alternative 1 allows us to set money aside to prevent having to dip into credit in the future.

**Minutes from last year** were read by Clarence Hampton, Secretary Voted and Approved

See copy of the **Power Point Presentation** for today on our Website, [www.paupackanlake.com](http://www.paupackanlake.com),

**WATER SYSTEM:** Bob Semian asked what leverage we would have when we can no longer turn off water for non paying members. Anthony Magnotta answered that we will be liening properties and using collection agencies..

**LAKE TREATMENT:** Dale Lomupo asked to explain where the \$20,000 budgeted last year to improve the lake went. Rolland noted that we actually spent \$50,000. Bob Semian has reviewed the lake since 1962. We have been dealing with cabomba weed since the 60's when it is speculated that an aquarium was dumped in the lake. Please

DON'T dump anything in the lake. The lake is in good condition. Although we won't need as much next year we never know until the annual test results are completed.

Al Arbuckle wanted to know if the new spillway plan will allow us to lower the water for dock maintenance. Our engineer says yes.

Jan Hollenbeck praised our efforts to fight with cabomba. In Maine they had a problem with milfoil weed that they have let go. Their lakes are now all marsh and property values are very bad.

**SPILLWAY:** We received a letter on the 28<sup>th</sup> which reassessed the spillway capacity. Our spillway is capable of passing only 24% of probable maximum flood (PMF) waters. We must be able to pass 50%. We were originally assessed in 1981.

Steve Maskell asked if we could we get another assessment? Rolland indicated that requirements have changed. Therefore, now it an issue where before it was not.

Larry\_\_\_\_\_ says that two years ago, we had 9 ½ inches of rain in one day. We were fine. We were also fine for a hurricane a few years ago, so what is the problem. Rolland replied that, again, it is the new regulations.

Chuck Givler, Engineer noted that the Spillway is to be designed for "the probable maximum flood". Ours should be designed for half that, 7000 cu. ft. per second. Plumbers say that's 3 million gallons per second. The Engineer will work to get it down.

At Purdy Creek they have several houses that were built too low. They will be raising one of the houses by 12" in order to decrease some of the needed changes to their dam.

Another possibility for us is to use a zigzag design. Then the spillway may show greater accommodation in a small space.

Al Arbuckle asks why the PA engineers signed off on the present dam. Unfortunately the 1981 citation was ignored and the work to rebuild the wall that existed in 1981 was a repair only. It was probably performed under a repair permit.

Mike Dancho remembered a bulkhead at the north end. Bob Semian says the back end (north) is actually lower than our spillway. The rain for 100 year flood is 36 ½". Our last high rain was 5 ½". In over 100 years PA has never had 36" of rain.

Jan Hollenbeck wanted to ask our State politicians for help.

Mary Ann Lahaszow (her mom Anna Lahaszow lives here) also volunteered to help.

### **ROADWORK**

Dale Lomupo, East Shore Drive, noted potholes at .7 miles. Rolland said potholes will be taken care of before the end of this year. PLEASE call in when you note pothole locations that need attention.

Judy Thompson, Hummingbird Lane, said there is a terrible pothole on Hummingbird Lane and she has submitted letters twice. Rolland said please write one more time and we will have it taken care of.

### **VOLUNTEERS**

Suzanne Ross asked who is in charge of the Youth Group. Sierra Sable, Marcos family is heading it up.

Michael Telepchak asked please send any digital photos of Paupackan Lake to the website, [www.paupackanlake.com](http://www.paupackanlake.com)

**SECURITY:** Bill McClusky complimented saying that Security is doing a great job.

Karen \_\_\_\_\_, Hummingbird Lane, said the answering service did not have a number to reach security when her daughter cut her leg on the ladder at the swimming beach. Then it was three days before she heard back from anyone.

Cooke Perry was concerned about violations. We do withhold ID badges until obligations are met.

Dale Lomupo noted bon fires behind houses on East Shore Drive. They are permitted in our Rules and Regulations, with noted precautions.

Beth Donohue, East Shore Drive Stickers have no lot number on them. This will be changed.

Mrs Joyce Patterson, 65 Windsor Road, is concerned about “walk ins” People park just before the Association sign and walk in to fish. Security will be on the alert for this.

Lucy Damiano. People are advertising outside of our community for flea markets and lawn sales. They should be advertising only within Paupackan Estates.

Shawn Jines, East Shore Drive, Contractors and UPS are big offenders for speeding.

Simar Semoyan, noted a Rowdy Party at 3:00AM at the beach. Rolland said many of us were affected by this. Lou’s wife Jerry ran them off the beach.

Chris Hartzel – East Shore Drive (Volunteer for security) noted we can all help with security on the beach. If you see kids walking near the beach, just get in a conversation with them. When more adults use the beach the adult presence is a great help.

#### **BY LAW CHANGES:**

Marge Mazaitis, 259 West Shore Drive, Item 3d was defeated 2 years ago and you keep bringing it up again. Can’t we just strike it out?

Bob Semian said 3b and 3c were no voted.

Jan Hollenbeck said don’t vote on anything. Publish in July newsletter and vote next year on non adjoining lots.

Rolland noted the Vote is only on the word “applicable”

VOTE on 3c adds only the word “applicable. Motion passed with 68 FOR and 10 AGAINST.

VOTE on 3f payment plan. Motion passed with 85 FOR and 0 AGAINST.

#### **2011 BUDGET**

Marge Mazaitis questioned why secretarial and office expense would be the same after our water is sold. The water expenses were more for outside contractors, not involving much secretarial time. Also we are using more time chasing people who are not paying.

Bill Eisenhart – 240 West Shore Dr. was concerned about people not paying dues. Karen Kilgallen has been diligent about chasing people down and we are placing liens on their properties. He also wondered why our phone is so high, but \$3600 includes answering service, internet, phone and each well-house has an automated phone

Steven Mahn wonders why Option 1 is the only budget that pays \$50,000 of debt. Leo explained that our total credit line is \$124,000 at Wayne bank. Then there is a \$890,000 Construction Loan. We need to pay something on the credit line to have a good credit rating in the future. After the Aqua sale we will pay some on each of the line of credit and the old construction loan. Also our \$30,000 of insurance will be reduced when the well houses are removed from the policy.

Sema Semanarner teaches banking and Finance at NYU and Hofstra. He notes

- All of the people on our board are volunteers. They have not been paid for the many hours they spend on making the Association run smoothly.
- On serving the debt: Debt is the only reason people or companies go bankrupt. Reduce your debt so you can borrow in the future. The amount per household to apply to debt is \$150 per year. The Difference between Alternative 1 and Alternative 2 is only \$15 per month.
- We should do enough upkeep to be living at Paupackan LAKE, not Paupackan WOODS.

David Leiker, 23 Highland, there are so many of our properties on the Sheriff Sale list. Eighty seven (87) people owe more than \$3,000. Their property increases in value and we supplement their gain when they don't pay. Can't we do something more? Karen explained her efforts to collect. We currently have 47 lots on tax sale.

Rolland notes that water was FREE In July and August. When we ask you for money now, please remember the Board voted not to charge for water in July and August due to the pending sale to Aqua. We did not anticipate that the sale would take so long to go through.

**MOTION** by Bill Eisenhart to Vote on Alternative 1, Alternative 2, and Alternative 3  
**SECOND** by Steve D'Andrea. The motion was **PASSED** with votes of 63 for Alternative 1, 17 for Alternative 2, and 6 for alternative 3. Budget Alternative 1 was **APPROVED**.  
by the General Members.

**NEW BUSINESS:**

Judy Thomas was concerned about getting the same maintenance care on water after the sale.

Diana Warrington, Realtor, wants to know if any other realtor could be endorsed by the Association? Is Buddy Vail the only realtor? Rolland noted that Buddy Vail advertises in our Bulletin and we try to support our advertisers. He would be happy to meet with her to discuss any ideas.

**MOTION TO ADJOURN** by Bill Eisenhart  
**SECOND** by Jan Grote