

Board of Directors Meeting

January 10, 2009

Meeting called to order at 9:07 a.m.

Board members present: Rolland Grote, Al Grabon, John Pierro, Dan Litwak, Clarence Hampton, Michael Busciacco. Also present were Finance Chair Leo O'Reilly, Business Mgr. Karen Kilgallen, and Attorney Anthony Magnotta.

Minutes from the Nov.8 and Dec.13 meetings were read and approved.

TREASURER'S REPORT: John Pierro stated that collections were down 10% in 2008. All line items from the 2008 budget came in under budget, with the exception of water maintenance. We have a \$106,000 overrun. With \$45,000 from the capital improvement budget going to roads projects, our net overrun for 2008 will be about \$62,000; which is directly correlated toward the percentage of delinquency of dues payments. Karen Kilgallen submitted a report outlining the final 2008 property owner payments by various categories. The current financial reports were approved.

COMMUNICATIONS: Magnotta will again contact Rodriguez's attorney to come to some kind of agreement, and asking him to attend a meeting with the board to discuss a plan to re-enhance his property. Mr. Kusma, who owes over \$3,600 had offered the deed to his property plus \$1,000 to settle. He has not yet paid the \$1,000. The Board approved, for the first time, to accept the property and \$1,000 in lieu of his debt.

The board will consider these situations in the future on a case-by-case basis. Attorney will proceed accordingly.

WATER: Al Grabon reported that Dale Whitner from the DEP will visit the Association at the end of January to inspect the well-houses with Paul Brindle, so we can proceed with obtaining our water permit. Al will attempt to call Mike Probst at Keystone Engineering to obtain a Labor and Industry Certification for our water tanks. This is needed as part of the permit process and the potential transfer process.

Rolland will contact Milnes Engineering.

ROADS: Michael Busciacco reported that street signs that were needed have been produced and will be delivered within days.

SECURITY: No report.

GRIEVANCE COMMITTEE: Clarence Hampton will conduct hearings after Paupack Twp. arrives at a decision on the Daniel's Road boundary.

BY-LAWS: Rolland will ask Barry Goldstein to head the by-laws committee.

NEW BUSINESS: Leo and Clarence will finalize the website agreement with Larry Bumeder. We will ask Michael Telepchak to head the website committee for submittals to Larry.

2009 BOARD OF DIRECTORS OFFICERS: The Board motioned, seconded, and approved the following slate of officers for 2009:

President: Rolland Grote; Vice-President: Dan Litwak; Treasurer: John Pierro; and Secretary: Clarence Hampton BULLETIN: The date of the next bulletin will be either April or June, depending on any important new news to be addressed, such as a possible water-system acquisition meeting notice, and 2010 Board elections, etc. This will be decided by the March board meeting. Emergency address signage and census form articles will be included.

Motion made, seconded, and approved to adjourn at 11:00 a.m.

Respectfully submitted,

Dan Litwak