

PAUPACAN LAKE ASSOCIATION BOARD
MEETING MINUTES
JULY 18, 2009

Meeting called to order at 9:05 a.m.

Members Present: Rolland Grote, Dan Litwak, John Pierro, Al Grabon, Michael Busciacco, Clarence Hampton, Attorney Anthony Magnotta, Finance Chair Leo O'Reilly, Legal Consultant Barry Goldstein, Business Manager Karen Kilgallen, Election and By Law Committee Chair Carole Seuling

Minutes read and approved (with corrections)

FINANCE: Collections are down

Line Items need to be controlled.

Water is over budget

Shortfall expected about \$97,000

Multi Lot Owners pay assessment once

77% collection rate

708 lot owners 642 lots in 2006 672 in 2007 625 in 2009

Burn rate of \$40,000 Put brakes on expenses Run out of money in September or October

\$22,000 past dues collected

Best guess of collection of monies owed by membership

50% collection on vacant lots

\$20,000 in possible collections

60 lots for repository sale in September at minimum bid of \$1500

2010 Budget 400 Homeowners 225 Vacant Lots 128 Adjoining Lots

2 lines in budget for Attorney 10% for Administration Fees

Financial Report approved

Communications/Legal:Proposed Aqua Letter

80% transfer of facilities Paid by Aqua?

Majority vote at membership meeting

Full contract presented Aqua Proposal to be sent to all members in good standing

Loverso settlement to contain Attorney Magnotta's suggestion and rider preventing settlement to be discussed by Loverso.

Motion made to require Brindle to get sifter for beach cleaning. Removal of Goose Droppings

Pre Bill for 911 signs. No installing until paid. 60 days for compliance then fine.

Karen Kilgallen report

Motion to put Kusma lot into common area APPROVED

ROADS:John Murphy of Pocono Spray Patching made presentation to board about what his company could do on road projects with 2 lifts recommended

Demonstration to be done July 24 or 25.

Company will do 1 mile of East Shore, Happy Harry's Court Motion made, seconded, APPROVED.

Money to come from construction loan.

WATER:Tom Rafferty needs 2006-2007-2008 Upgrades Al Grabon will supply these.

Leaks—Windsor Replace 80' of pipe \$3500

Valves—Replacement

Crane on Tiffany —Not notified about water shutoff due to leak

DEP—Water Usage reports contain leaks plus regular water usage

AQUA—Original offer was for \$1

Association Counter Offer--\$180,000

New Aqua offer--\$310,000

General Membership meeting will include proposal from Aqua with representatives from Aqua there to answer any and all questions.

John Pierro has questions about well head protection areas.

3-f Remove if possible

6-b Revise Take Out/Change Metering done within _____

2-a (IV)

Need easement for Wellhouse #6

SECURITY:Loose dogs need to be seen by John Armato so he can cite owner(s).

Boats that are unstickered Move to one side and chained together.

Owners would need to come to office to settle up

Motion made to contact Pa about boats Possiblity of Payment to Louie for boats

Abandoned cars—Involve Paupack Township with regards to their ordinance

Letter and List to Township pertaining to vehicles. John Armato to check with Lake Township

Possible vote to Ban ATV's and Dirt Bikes at General Membership meeting.

John Armato presented a proposal for Security Cameras in beach parking lot

ELECTION:Four resumes received for board spots open this year. One disqualified because ownership is in a corporate name. Lot must be in member's name to run for board position.

BUDGET DISCUSSION:Separate Assessment from General Fund

Undersize adjoining lots More than 100' less than 200' reduced dues

More than 200' full dues both lots

6 month payment plan put in

Budget to be presented with water system kept and with Aqua taking over water system.

418 Homeowners 225 Vacant Lots 143 Adjoining Lots

Dues structure will be with keeping water and without water system

Karen Kilgallen will e mail board about dues structure.

Meeting adjourned at 2:11 p.m.

Respectfully submitted by

Clarence Hampton, Secretary