

**LAKE LATONKA PROPERTY OWNER'S ASSOCIATION**

**OPEN BOARD MEETING MINUTES**

**SEPTEMBER 28, 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 7PM. Those present recited the Pledge of Allegiance and roll call was taken.

Board Directors present: Dick Harper, Glenn Graeves, Susan Bikowski, Tony Giovannelli, Justin Safran, Jim Parimuha and Graig Filer

Board Directors absent: Ken Komoroski

Mike Krupa, General Manager was present.

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

There were approximately twenty (20) members in attendance.

Open Meeting Minutes from the last Open Meeting – August 24, 2017 were approved at the Executive Meeting on September 14, 2017 – Handouts were on the table.

There were two motions from the Executive Meeting on September 14, 2017, pertaining to the membership. Mr. Harper at this time explained to the membership why the Board ratifies motions and he also explained the first motion needing ratified to the membership.

**\*\*Mr. Graeves made a motion to ratify the transfer of \$150,000 from the Money Market accounts at Citizen's Bank into an account at First National Bank for a debt service to cover the desilting loan and \$150,000 into Citizen's Accounts Payable to cover operating expenses while the FNB desilting loan is being processed, seconded by Mr. Safran. The motion was voted on and carried unanimously.**

**\*\*Mr. Graeves made a motion to ratify the approval of D'Appolonia, dam engineering firm to do the 2017 Dam Inspection for a cost of \$11,450, seconded by Mrs. Bikowski. The motion was voted on and carried unanimously.**

**REPORTS:**

**President:** Mr. Harper explained the budget process to the membership and asked for comments only and stated that there would be no debate, just suggestions. These suggestions will be taken back to the October Executive meeting, debated by the Board and get a consensus from the Board. The budget comes back to October Open meeting; it is presented to the membership and voted on in front of the membership.

Mr. Harper at this time thanked the Nominating Committee for their hard work and listed the candidates as they are listed on the ballot; Graig Filer, Tom Rizzo, Susan Boland, Mike Turton, Chuck Becker, Laurie Mahen and Gary Cummings and that the ballots were mailed out on Wednesday, September 27, 2017.

**Treasurer:** Mr. Graeves the monies moved out of the Money Market accounts at Citizen's Bank will be moved into a First National Bank account that will accrue 1 ¾ % interest rate and Mr. Graeves shared that this is a better rate than we have had a Mercer County State Bank in the last four to five years and we were restricted in what we invested in.

**Secretary:** None, just a comment to get out and vote.

**General Manager:**

**Dam Inspection:** Mr. Krupa shared that the dam inspection was conducted on Tuesday, September 26, 2017. The overall inspection went very well. The engineering firm, D'Appolonia sent the robot camera (ROV) up the outlet pipe to keep any eye on some existing issues. This ROV inspection of the pipe is done every five (5) years. Mr. Krupa did share that there is some sealant that is coming loose on one of the slabs on the face of the dam and water is coming out from behind it. This sealant will have to be replaced.

**Dredging Project:** Mr. Krupa stated that the contractor has performed a couple test runs on Monday and Tuesday and ran into a couple of snags but overall it did well and that is good news.

**Desilting Bank Loan:** Mr. Krupa shared that the appraisal is now complete and the next step is to open an account at FNB on Friday, September 30, 2017 and then there should be a closing date set.

**Road Bids:** Mr. Krupa shared that the road bids are in and the work should be done some time in mid October. The Board will be voting on the received bids after this meeting, on which contractor to chose.

**NEW/OLD BUSINESS:**

**2018 Draft Budget Review:** At this time, Mr. Krupa went over the 2018 draft budget line by line on all of the changes from 2017 budget. There was much discussion.

**CLUBS/COMMITTEES:**

**Fall Festival Committee:** Mr. Greg Lytle stated that it was a successful 2017 Fall Festival, attendance was up from 2016 and he thanked all of the volunteers and committee members. Mr. Lytle also, shared that Mr. Ted Dunham was very instrumental in getting the word out via Facebook this year and it really seems to draw the folks in. Mr. Lytle also shared that Mr. Greg Nourse will be the 2018 Fall Festival Chairperson and Mrs. Marcie Nourse will be the 2018 Fall Festival Kitchen Chief, replacing Mrs. Dione Stauber. At this time, Mr. Lytle asked that if you cannot volunteer for next year, please just come to the festival.

**Player's Club:** Mr. Greg Lytle shared that the Player's are hosting a free to the community Square dance at the Barn on Saturday, October 14, 2017 at 8PM, but if the weather is bad, it will be held at the community building.

**Fish Club:** Mr. Tom Rizzo stated that the sixty (60) fish structures have all been installed and the project is now complete. Mr. Rizzo also shared that the club will be stocking Walleye again this year at a cost of \$5,000 at \$2.43 per fish for a grand total of 2,250 Walleyes. Mr. Rizzo also shared that Mr. Jeff Giardina of the PA Fish and Boat Commission asked to be present during the stocking of the Walleye to monitor the fingerlings going in as there have been Chain Pickerels caught in the lake and they are a non-native and very invasive species to our waters. Mr. Rizzo shared that electroshock to the water is one solution, but is very costly. The suggestion is if you catch this species of fish; please remove it from our waters.

**QUESTIONS/COMMENTS:**

**Draft Budget Questions**

**N. Constantakis:** Asked if the Board Discretion Expense was a contingency plan for other expenses.

**L. Mahen**: Spoke as a realtor/homeowner and is very concerned about the Initiation Fee increase from \$3,000 to \$5,000 will affect the homes off the water much more than the lakefront owners and she is not in favor of the dues increase of from \$1,650 to \$1,725.

**T. Rizzo**: Is not in favor of the dues increase or the sticker fee increase and asked why the revenue was not captured from our delinquent accounts. At this time, Mr. Harper explained our payment options and our legal process.

**R. Mecchia**: Is not in favor of the dues increase, the Initiation Fee, or the sticker fee increase. He also asked about how much money is in the reserve accounts. At this time, Mr. Graeves explained why the Board is trying to fund the reserve accounts. Mr. Graeves stated that PA is right now has no restrictions on what you must have in reserves, but that could change quickly. At this time Mr. Constantakis, as a professional CPA and a member of the Finance Committee explained the idea behind the reserve accounts.

At this time, Mr. Harper slammed the gavel to stop the debate back and forth.

Mr. Mecchia was permitted to continue and asked that those that have existing here for years should be grand fathered at a determined price, he was answered by Mr. Harper that is not a possibility as are rules only permit one class of membership in the community.

**B. Dixon**: Is not in favor of the dues increase and asked what the purpose was behind the Initiation Fee increase. At this time, Mr. Harper explained that this fee was established to recover some of the capital expenditures from the new members coming in, as the existing members have paid their share right along. Mr. Parimuha at this time shared that the large number of watercraft that we could potentially have on the lake at one time and the Initiation Fee may help growth control.

**\*\*Mr. Parimuha made a motion to adjourn the meeting to a Special Executive session at 7:55PM, seconded by Mr. Filer. The motion was voted on and carried unanimously.**

APPROVED: \_\_\_\_\_

10-12-17