

Board Of Directors Meeting
Locust Lake Village Property Owners Association
APRIL 19, 2008 - #396

Present		DIRECTORS:	
Yes	No		
X		STUART GAVZY	CHAIRMAN
	X	SHARLEEN SKIPPER	VICE CHAIRMAN
X		PAT HOLOHAN	TREASURER
	X	JOHN MILUZZO	ASSISTANT TREASURER
X		ROSE CONLEY	SECRETARY
X		KEN DE VITO	ASSISTANT SECRETARY
X		JIM EVANS	
	X	WILLIAM DORNER	
X		JOHN MATTHEWS	

INVITED GUESTS:

X	RONALD GATTI	COMMUNITY MANAGER
X	VIRGINIA PETE	

1 The Pledge of Allegiance was recited.

2

3 **OPENING OF MEETING/CALL TO ORDER/QUORUM COUNT**

4 The meeting was called to order at 9:37 AM on Saturday, April 19, 2008, at the Chalet. There
5 was a quorum.

6

7 **CORRECTION/ACCEPTANCE OF MINUTES FROM MEETING #395, 3/15/08**

8

9 **Motion:** A motion to accept the minutes of meeting #395, dated March 15, 2008, was
10 presented by Rose Conley and seconded by Ken De Vito.

11 **In favor:** unanimous

12

13 **CHAIRMAN'S COMMENTS**

14 The Chairman commended Steve Bielecki, Bob Wolek. John Heil, Ron Heil and others for their
15 time and labor given to the improvements made in the village. Stuart said the same crew that
16 cooked the food for Italian night and St. Patrick's dinner will be preparing a sumptuous brunch
17 on April 27th. He suggested attending the event.

18

19 **MANAGER'S REPORT**

20 ●Ron Gatti reported the 21 lots that came up for judicial sale were acquired by Locust Lake
21 Village at a total cost of \$15,931.57. The lots will be added to our open space inventory. The
22 Board has adopted the policy that we would like to preserve open space. The next step will be to
23 have the attorney apply for tax exemption on the lots.

24 ●There were nine village members at the CERT training session that was completed during the
25 past week.

26 ●The staff is to be commended in their preparation for spring.

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- 27 ●The shoreline between the boat ramp and the parking lot at Locust Lake was eroding and has
28 been repaired.
- 29 ●The shrubs from the chalet entrance have been moved to the bridge walkway.
- 30 ●The Pines Lake overflow is being worked on. A one piece shaft way is being fabricated. Our
31 engineer is working with Locust Ridge Quarry to ensure correct specifications so the water levels
32 will be restored to preconstruction.
- 33 ●The Basic Documents Review Committee is working on community documents to bring them
34 up to current standards.
- 35 ●Road conditions and drainage were discussed at length during the last Board meeting. Two
36 articles on the status of the roads and drainage plans were submitted to the spring edition of the
37 Villager.

38

39 **TREASURER'S REPORT**

40 The total income through March 2008 is \$1,486,369.93 and the total expense through March
41 2008 is \$398,744.20. The following motion is an adjustment based upon the acquisition by
42 LLVPOA of 21 lots offered for sale at the Monroe County Judicial sale on March 26, 2008.

43

44 **Motion:** A motion to reduce the LLVPOA Accounts Receivable in the amount of
45 \$33,543.04 was presented by Pat Holohan and seconded by Rose Conley.

46 **In favor** – unanimous

47

48

49 **COMMITTEE REPORTS**

50 **Finance - (A copy of the Finance Committee Report is available at the administration**
51 **office.)**

52

53 **Communications** – There was no April meeting. The web cam will be installed on the deck.

54

55 **Security – (A copy of the Ranger Monthly Report is available at the administration office.)**
56 Thornhurst Fire and Rescue provided a free CPR/First Aid training program at the end of March
57 for members of the security staff, maintenance staff and office staff. In April, the security staff
58 will receive their annual training in self-defense and radar.

59

60 In the Rules and Regulations, under section J1, Nuisances, Loud and Irritating Noise, there is a
61 time frame between 10:00 PM and 8:00 AM when you are not allowed to let your dog bark. Jim
62 Evans proposed removal of the words “barking dogs”. Under IV B, Animals-Livestock-Poultry,
63 3 and 4, Jim wants to remove the two paragraphs and replace them with identical ordinances
64 from Tobyhanna and Coolbaugh townships.

65

66 **Motion:** A motion to remove in Rules and Regulations under IV B Animals-
67 Livestock-Poultry, 3 and 4, and replace them with – “CONTINUOUS OR
68 EXCESSIVE - Uninterrupted, unbroken and persistent or so persistently repeated
69 at short intervals as to constitute virtually an unbroken series. ‘Excessive,’ as used
70 in this article, shall mean substantially greater than what is commonly considered

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71 usual or common barking by a dog” to the Locust Lake Village rules and
72 regulations was presented by Jim Evans and seconded by John Matthews.

73 **In favor: unanimous**
74

75 Twenty two people signed up for the Emergency Planning Committee sponsored CERT training
76 classes held April 15th through April 17th. The Thornhurst Fire and Rescue Company were on
77 hand along with Mark Nalesnik, Carbon County EMA Coordinator, and Ed Tutrone, of
78 Tobyhanna Township.

79
80 There is a burning ordinance in the village and, since there have been brush fires in the vicinity,
81 campfires will not be allowed until further notice.
82

83 **Roads & Building Maintenance** – Steve Bielecki commented that the maintenance staff has
84 done a great job with the roads, drainage ditches, preparing the horseshoe pits, moving sand at
85 the beaches, and working on the front entrance to the chalet. We do not have bids from outside
86 contractors on the base work to the roads.
87

88 **Chalet Improvement** – Bob Wolek said the committee volunteers vote on new ideas before
89 moving forward with a project. Bob and his volunteers transplanted the shrubs from the front of
90 the chalet to the walkway at Locust Lake spillway. A new kitchen stove is to be delivered on
91 April 23rd and the roof to the outdoor deck will be completed as soon as a decision is made on
92 the contractor.
93

94 **Recreation** – (A copy of the Recreation Report is available at the administration office.)

95 The summer schedule brochures are available at the office. Two recreation requests are the
96 consideration of changing the ski t-bars to chairs and the permission to coordinate an archery
97 club.
98

99 **OLD BUSINESS**

100 **Long Term Renters’ Badge Fee** – A motion was passed at the March 2008 Board meeting
101 creating an annual fee for renters’ badges in the amount of \$600.00 per badge. Several renters
102 have come forward and asked the Board to reconsider the motion. The current charge for renters’
103 badges is: \$5.00 a day, \$18.00 a week, \$65.00 a month, and \$160.00 for 12 weeks. There is
104 nothing in our rules and regulations’ fee schedule for an annual charge.
105

106 **Motion:** A motion to eliminate the \$600.00 fee per badge that was presented as a
107 motion and unanimously approved at the March 15, 2008 Board of Directors’
108 meeting was presented by Rose Conley and seconded by Pat Holohan.

109 **In favor: unanimous**
110

111 **Motion:** A motion to adopt a fee structure for long term renters, with proof of a
112 one year lease and the owner being in good standing, of \$300.00 per renter badge or
113 \$1200.00 per package of six renter badges, was presented by Rose Conley and
114 seconded by Jim Evans.

115 **In favor: unanimous**

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116 **NEW BUSINESS**

117 **Meeting with Pocono Mountain School District** – On Tuesday, May 20th, at 7:00 PM, the
118 Pocono Mountain School District will attend a public meeting at Locust Lake Village regarding
119 the initiative of the school district on their “Meet the Superintendent” program. The schools are
120 reaching out to the private communities to ensure a relationship and input from the communities
121 with the school district. Both the schools and the village will advertise the meeting.

122
123 **Financial Procedures** – There is a \$7,000.00 request by the maintenance department for a
124 backhoe attachment for the New Holland tractor. Concerning the budgeting for the item, we
125 authorized an expenditure of up to \$70,000.00 for the new truck which will cost under
126 \$60,000.00. The roads committee endorses the purchase of the attachment.

127
128 **Motion:** A motion to purchase the backhoe attachment under the roads and
129 maintenance operating budget was presented by Rose Conley and seconded by Ken
130 De Vito.

131 **In favor:** Rose Conley, Pat Holohan, Ken De Vito, and John Matthews

132 **Opposed:** Jim Evans

133 **The motion carried.**

134
135 Stuart Gavzy suggested Ron Gatti call Bill Kirkpatrick, of Aquatic Environmental Consultants,
136 to inquire, in light of the fish survey that took place last fall, if culling of 12-14 inch bass at Pines
137 Lake remains in effect or whether we go back to our catch and release policy.

138
139 **MEMBERS' COMMENTS**

140 Ike Wade, Cottontail Lane, asked Pat Holohan if the dues write-off was for four years ago. Pat
141 said the properties in question were those that went for the tax sale and we cannot collect dues on
142 them. Pat said we did not want to wait until the end of the year to write them off. Ike questioned
143 the new boat fees being charged which amount to a 150% increase. Ike asked to revert back to
144 last year's fee. Ike said there is used equipment available at all ski areas and we could upgrade
145 the ski lift reasonably

146
147 Fred Page, Locust Lane, said he is against the principle of using recreational facilities to raise
148 general funds. Pat Holohan agrees the fees are too high and suggested the fees be reviewed.

149
150 Harry D'Onofrio, Ridge Road, said the ATVs are tearing up the roads and the boats are doing no
151 harm. Harry asked if the chalet and the deck addition were getting new roofs and was told the
152 chalet does not need a new roof. Harry asked if the renters would be eligible to use the ski hill
153 with their new badges and was told they would be eligible.

154
155 Tom Reid, Fawn Road, asked if the short-time renters' fees will be changed and was told they
156 will remain the same.

157
158 Roz Heil, Selig Road, suggested raising all the amenities by a certain percentage rather than
159 singling out one recreational item and raising the fee 150%. Rose Conley said the Board will be
160 reviewing the increased charge on registering boats, dock fees, and rack fees.

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161
162 Ike Wade, Cottontail Lane, said he overheard a suggestion to charge tennis court fees. He said
163 the next suggestion might be to charge a basketball court fee.

164
165 Harry D'Onofrio, Ridge Road, suggested the top of the ski hill will need to be leveled if we
166 purchase chairs for the ski lift.

167
168 Bob Gettis, Turkey Court, asked how much higher Pines Lake will be upon completion of the
169 spillway and was told it will be three to four inches higher. Bob also asked if any of the property
170 purchased at the tax sale had structures on them and was told they were unimproved lots.

171
172 Fred Page, Locust Lane, asked if Pines Lake will be lowered or if a coffer dam will be installed at
173 the spillway. He was informed that a coffer day will be installed. Fred said he would not have a
174 problem with a \$5.00 or \$10.00 registration fee for boats. He asked where we stand with the dog
175 walking issue across the dam. Ken De Vito said the issue has not been resolved.

176
177 **ADJOURNMENT**

178
179 **Motion: A motion to adjourn the meeting was presented by Pat Holohan and**
180 **seconded by Rose Conley.**

181 **In favor: unanimous**

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183 The meeting adjourned at 11:45 AM.

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190 Minutes approved by _____ Date _____
191 Rose Conley, Secretary

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