

Board Of Directors Meeting
Locust Lake Village Property Owners Association
MARCH 15, 2008 - #395

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	

ALSO ATTENDING:

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 9:34 AM on Saturday, March 15, 2008, at the Chalet. There
5 was a quorum.

6
7 **CORRECTION/ACCEPTANCE OF MINUTES FROM MEETING #394, 2/16/08**

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9 **Motion:** A motion to accept the minutes of meeting #394, dated February 16, 2008,
10 was presented by Sharleen Skipper and seconded by Rose Conley.

11 **In favor:** unanimous

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13 **CHAIRMAN'S COMMENTS**

14 The Chairman announced there was to be a St. Patrick's Day dinner at the chalet at 6:00 PM, on
15 March 15, 2008. All were invited to attend.

16
17 **MANAGER'S REPORT**

18 Ron Gatti displayed a map highlighting the lots owned by the village and the lots to be sold at the
19 upcoming judicial sale. The lots to be sold at the judicial sale have been previously offered for
20 the public auction at the Monroe County tax sale. For the most part, the lots are presumably
21 unbuildable. Ron previously suggested that if our goal is to preserve green space in the village,
22 we should make an attempt to acquire these lots at the judicial sale.

23
24 One of the issues is whether we can afford to do so. Ron said if the lots are not purchased at the
25 judicial sale, they will move on to the repository. Ron has learned that the bidding at the judicial
26 sale usually opens at cost, or \$300.00 to \$400.00, whereas the repository is \$600.00. He said

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27 money for this was not included in the 2008 budget. However, as of the year 2007, the amount of
28 \$669,216.00 was in the Locust Lake Village Capital Reserve Fund, and there is a year end
29 projected balance of \$711,960.00 for 2008. Ron asked if the Board wished to bid on the lots and
30 if so, to what extent. He suggested that we can expend up to \$20,000.00 on the sale without
31 impacting our reserve position. Ron said these are 21 abandoned lots and we have to write off
32 the debt that has been on the accounts longer than three years. The Board will discuss this
33 further under Old Business.

34

35 **TREASURER'S REPORT**

36 The planned income and planned expense for the Locust Lake Village Property Owners
37 Association for the year 2008 is \$1,758,143.00. At the present time, we have 82% of our current
38 dues and 36% of our past dues collected. **(A copy of the financial report is available at the**
39 **administration office.)**

40

41 **COMMITTEE REPORTS**

42 **Long Range Planning** – The committee meets every other month. The only activity at the
43 present time is the preparation of a questionnaire that will be distributed to members in good
44 standing.

45

46 **Communications** – During their March 8th meeting, the committee talked about improvements
47 in the writing of committee minutes. There will be an article in the next newsletter asking
48 members to send in digital pictures to contribute to the photo page. Two members of the
49 community will be profiled in each Villager.

50

51 **Security/Emergency Planning** – Eleven warnings were written for speeding violations. Three
52 citations were issued including one for driving through a stop sign and one for speeding. Next
53 month will be the start of the in-service training for the Rangers. The Emergency Planning
54 committee is pushing to get the CERT training completed.

55

56 **Roads and Building Maintenance** – The purchase of the new dump truck will be approximately
57 \$56,000.00. The blue 1997 dump truck will be kept and used as a plow and haul truck. The
58 committee's goal is to have the maintenance supervisor assign a truck with its own regular
59 driver. A spreader is not needed for the red dump truck. The committee will look for a work or
60 mountain snowmobile. The insurance policy will be reviewed to determine whether premiums
61 are based on actual cash value or replacement costs. Gilmore & Associates is to set up a meeting
62 with Ron Gatti regarding road improvements. An outside contractor will be hired for road dust
63 control. A company has been found where we can purchase a fabric enclosure for the salt corral
64 roof. It has a 10-15 year life span on fabric, costs between \$3,600.00-\$4,000.00, and can be
65 installed by in-house personnel. The chip and tar will be applied to Wagner Way, Marthas Lane,
66 and Berry Lane. Driveway pipes were discussed.

67

68 Ken De Vito suggested placing a porta potty at the sledding hill and improving on the berms on
69 the sides of the sledding hill. For the record, the groomer for the ski hill is operational.

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71 **Chalet Improvement – (The February 23, 2008 minutes of the Chalet Improvement**
72 **Committee are available at the administration office.)**
73

74 **Recreation** – As of this date, over \$400.00 has been collected through a bake/bracelet sale
75 during the fund raiser for Jeaneane (a local girl). Prior recreation events that were held were: a
76 Super Bowl party, winter festival, Italian dinner, country breakfast, and six days of ski lift
77 concessions. Current and future events will include: a pizza party for the ski club, Saint
78 Patrick's Day dinner, children's Easter party, family movie night, bingo, country breakfast,
79 Atlantic City trip, and a game show night. Four lifeguards have been hired. Interviews will be
80 held for a head lifeguard. If all lakes cannot be staffed, East Lake would be closed. An incentive
81 for the life guards would be that they purchase their red or white bathing suits and Locust Lake
82 Village would buy them a sweatshirt, two tee shirts and shorts. If they resign by July 4th, we
83 would be reimbursed 100%. If they resign before August 1st, we would ask for a 50%
84 reimbursement from their last paycheck. If a lifeguard is employed for the entire season, the
85 clothing would be his/hers. Ken De Vito suggested following up on our liability regarding
86 swimming at your own risk.

87
88 **OLD BUSINESS**

89 **Property Cleanup** - Jim Evans spoke on the procedure the Board wants to implement on the
90 scattered trash clean-up. Security will determine the violation exists by a visual inspection and
91 prepare a standard form letter to be sent to the property owner describing the condition giving a
92 10 day period to rectify the condition by either cleaning it up or requesting Maintenance clean it
93 up at a \$40.00 fee. The property owner is to notify the office upon receipt of the letter indicating
94 his/her intent. The office will contact the member with a letter and follow up with a telephone
95 call, if necessary. Citations may be issued in accordance with the rules and regulations for
96 habitual offenders in addition to the assessed clean-up fee. This would be an amendment to the
97 rules and regulations. A formal motion will be presented at the April board meeting.

98
99 **Judicial Sale Guidelines** – Ron Gatti said at the last meeting, he was authorized to register for
100 the sale. He said he does not want to be in competition with property owners who wish to
101 purchase a lot, however, he said it behooves us to take an affirmative position in acquiring a lot
102 for the village rather than having a continuation of the process where many of the same problem
103 lots are purchased by land speculators and sold to uninformed purchasers.

104
105 **Motion: A motion to authorize Ron Gatti to attend the judicial sale allowing an**
106 **expenditure of not more than \$21,000.00 for the purchase of 21 lots was presented**
107 **by William Dorner and seconded by Rose Conley.**
108

109 Discussion: Jim Evans said if we authorize a large amount as opposed to a lot amount, and half
110 have been bided on and purchased, we now have 11 lots Ron is authorized to spend \$21,000.00
111 on. Stuart said the issue is whether we have confidence in the manager to use discretion when
112 bidding. Ron said if someone is bidding at cost and we can buy it at cost plus \$100.00, we
113 should do so. If there is active bidding, we can drop out. The 21 lots were not bid on at tax sale.
114 Ron said he would anticipate our limit for bidding ought to be \$1,000.00 per lot.

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117 **Action on Motion:** A motion to authorize Ron Gatti to spend up to \$21,000.00 at the
118 judicial sale for the acquisition of up to 21 lots was presented by William Dorner
119 and seconded by Rose Conley.

120 **In favor:** Rose Conley, William Dorner, and John Miluzzo,

121 **Opposed:** Sharleen Skipper, Jim Evans

122 **Abstained:** Ken De Vito

123
124 **The motion passed.**

125
126 **Real Estate Office Lease** – The new lease allows for the termination on the part of either party
127 with ninety (90) day sufficient notice, at the total annualized lease cost of slightly under
128 \$26,000.00.

129
130 **Motion:** A motion to approve the Lease Agreement between Locust Lake Village
131 Property Owners Association and Century 21 Select Group that may terminate
132 upon a 90 days written notice at a cost of \$25,992.00 was presented by William
133 Dorner and seconded by Sharleen Skipper.

134 **In favor:** unanimous

135
136 **Tennis Lesson Procedures** – Tennis lesson registrations and publicity will be handled through
137 the office. Instructor Don Arbaugh will receive 90% of the fees and we will receive 10%. All
138 participants must be Locust Lake Village residents or bonafide guests. Participants register at the
139 office and pay Don at the time of the lesson. More details will be given at the April meeting.

140
141 **Pines Lake Spillway Inlet** – Stuart Gavzy recommended accelerating the replacement of the
142 spillway inlet to earlier in the spring to maximize the water level of the lake. The February 2008
143 letter from the Pennsylvania Department of Environmental Protection states that the repairs to the
144 Pines Lake dam spillway inlet structure were not completed according to the approved plans.
145 Ron Gatti reported that for permitting purposes, we need only to schedule a time to satisfy Fred
146 Spott and Locust Ridge Quarry.

147
148 **Roads** – Ron Gatti recommends we do not submit a retainer fee to Gilmore & Associates for
149 engineering services. Ron has no intention of entering into an agreement with this firm. Will
150 Robinson, a professional engineer and a member of the community, was introduced to the Board
151 of Directors. We are ready to move forward with road work. Where driveway pipes are
152 required, owners are being contacted for approval to install one at a cost of \$300.00 each.

153
154 **Motion:** A motion for authorization to collect a \$300.00 fee, per pipe, as
155 recommended by the Roads and Maintenance Committee and the manager for the
156 replacement or installation of driveway crossover pipes on lots, where needed, was
157 presented by William Dorner and seconded by Jim Evans.

158 **In favor:** unanimous

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NEW BUSINESS

The Board of Directors, during an executive session held on March 15, 2008, ratified the recommendations of the February 22, 2008 Fair Hearing.

Stuart Gavzy said recommendations have been made with respect to the storage of abandoned or inoperable vehicles on properties in the village. Jim Evans said in an effort to make the village an aesthetically pleasing place, he made a motion for an amendment to the Rules and Regulations, page 9, item 3 (On Lot Parking).

Amended Motion: An amended motion was presented that unregistered or inoperable vehicles are not permitted on a member's property whether it is the property owner of record or the property owner's guest or tenant unless the above described vehicles are confined within an enclosed permanent structure. This will include vehicles parked in a manner which creates an unsafe condition, hazard, or nuisance. Written notification of a violation of this regulation will be mailed to the member's permanent address of record as listed in the LLV office. Members are required to have the unregistered or inoperable vehicles removed by the date indicated on the violation notice letter. Enforcement of this regulation follows those as established in the fine structure of the rules and regulations. This was presented by Jim Evans and seconded by Rose Conley.

In favor: unanimous

Amended Motion: An amended motion that junk material including but not limited to unused, discarded, disabled or abandoned machinery, vehicles or vehicle parts, equipment or appliances are not permitted on members' property unless confined within an enclosed permanent structure. Written notification of a violation of this regulation will be mailed to the member's permanent address of record as listed in the LLV office. Members are required to have the junk material removed by the date indicated on the violation notice letter. Enforcement of this regulation follows those as established in the fine structure of the rules and regulations. This was presented by Jim Evans and seconded by Rose Conley.

In favor: unanimous

Motion: A motion to create an annual fee for renters' badges in the amount of \$600.00 per badge was presented by Jim Evans and seconded by Rose Conley.

Discussion: Andy Gross explained there are long term renters in the village who are not permitted to use member's badges but want to use the amenities 365 days a year. That fee has never been established.

In favor: unanimous

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207 Ron Heil and Bob Wolek obtained the price for a heavy duty gas powered stove for the chalet.
208 Money will be allocated from the Chalet Improvement Fund which is within the Reserve Fund.
209

210 **Motion:** A motion to purchase, at a cost of \$6100.00, a medium duty propane gas
211 range plus accessories was presented by Sharleen Skipper and seconded by Rose
212 Conley.

213 **In favor:** unanimous
214

215 **Amended Motion:** A motion to purchase, at a cost of \$6100.00, a medium duty
216 propane gas range with an electric ignition plus accessories was presented by
217 Sharleen Skipper and seconded by Rose Conley.

218 **In favor:** unanimous
219

220 Stuart Gavzy said we would delay action on the Ball Masonry proposal as it was to be discussed
221 at the Chalet Improvement committee meeting following the Board of Directors meeting.
222

223 **MEMBERS COMMENTS**

224 Joe Schmelz, Beaver Run Road, reminded the Board of items he mentioned at previous meetings
225 which were: suggesting quite some time ago that when hiring lifeguards, inquiring through the
226 schools or through the township, asking if a survey was taken on the parking situation at the
227 chalet, discussing borrowing money from the state for road improvements during a past
228 manager's tenure, and a resolution on abandoned cars and unsightly conditions that was never
229 enforced. Joe suggested initiating a two minute limit during the meetings in the event a property
230 owner questions a topic a Board member might be discussing.
231

232 Dee Kasarda, Partridge Drive, suggested revising the paragraph in the rules and regulations
233 allowing ice skating only on Pilgrim Lake to read LLV organized ice skating only on Pilgrim
234 Lake. Dee objected to the boat fees and docking fees being raised by 150% each especially since
235 she has provided a summer service to the community.
236

237 Jennie Vershovsly, Partridge Drive, said the question on swimming and beaches was raised at
238 the Board meeting six months ago and she has wondered if swimming would be allowed without
239 lifeguards.
240

241 Bob Wisenauer, Beaver Run Road, asked why we are not charging to use tennis courts when we
242 are charging to use other amenities. Stuart Gavzy said the Board would take it under advisement.
243

244 Roz Heil, Selig Road, said when purchasing a home and paying dues, the buyer is informed of
245 his amenities. She said she does not consider ATVs, golf carts, and boats to be Locust Lake
246 Village amenities as these are the private property of the buyer. The Village has the requirement
247 of registering those items. They are not amenities.
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ADJOURNMENT

Motion: A motion to adjourn the meeting was presented by John Miluzzo and seconded by Ken De Vito.

In favor: unanimous

The meeting adjourned at 12.03 PM.

Minutes approved by _____ Date _____
Rose Conley, Secretary