

LOCUST LAKE VILLAGE PROPERTY OWNERS ASSOCIATION  
CHALET IMPROVEMENT COMMITTEE  
MINUTES APRIL 11, 2008

**IN ATTENDANCE:** Diane and Robert Wolek, Ron and Roz Heil, Sharleen and Paul Skipper, Andy Gross, Alice Crossan, Chris Crossan, Alice Curreri, John Heil, Joe Schmelz, Ron Gatti, Ken De Vito.

**MEETING OPENED:** 7:30 pm

The meeting was opened by Bob Wolek . Bob expressed that this evening he would like the committee to concentrate on the roof, the entry plan preparation and construction.

Bob opened the meeting with discussion on the removal of shrubs to prepare the site for the digging of footings . Roz Heil mentioned that Dee Kasarda offered to plant the scrubs at her home until we were ready to replant them at the Chalet. Bob mentioned the need for shrubs at the Locust Lake dam area. The committee agreed that the dam walkway at Locust Lake would be a good area. Dee Karsada, in charge of beautification, will be asked if she would like to assist in the placement of the shrubs.

Bob explained that the maintenance department would dig the footings and indicated that preparing the site meant the removal of a power line. The power company will be contacted. In the event that the line was to be run underground , Andy Gross made mention that the septic might be in the way and perhaps the line would need to be rerouted .

Bob moved onto the foundation of the entry tower. Steve Bielecki has offered to bring in his equipment and complete the mono pour for the entry tower. John Heil thought block would offer fire safety. After discussion the committee agreed that the strength and also safety with the mono pour was more than sufficient.

Bob shared with the committee that it was brought to his attention that the existing roof on the Chalet was five to six years old. Did this committee think we needed a complete new roof or should we blend the roof...?

Sharleen Skipper agreed that the existing roof was around 6-7 years old.

Ron Heil recommended to blend the roof and Ken De Vito seconded the vote. Zero opposed.

The committee discussed the siding and it was a unanimous vote that cedar siding was too costly and to construct with vinyl siding or vinyl shakes. At this time Bob stated that a few of the trusses needed to be repaired due to exposure to the weather. Ron Heil noted that we could easily rebolt the ones in question.

As the meeting continued we were now in discussion about the air conditioning unit. All were in favor to frame around the line and pour a pad for the condenser. Chris Crossan offered his assistance with the heating and A/C needs in the Chalet. With Chris's expertise in these fields Bobs looks forward to working with him.

Ideas on the entry tower color and siding began. Bob thought it was a good idea to stay with earth tone colors ...John Heil was in agreement along with Joe Schmelz. The committee thought sand would be a good color. Bob asked for the committees opinion on facing the basement section with stone.

Alice Crossan recommended to purchase large fake stone.

Ron Heil seconded the motion . Zero were opposed.

The committee agreed to have the entry sheeted with dry wall and Roz Heil indicated that the walls should be painted with a semi gloss paint for durability. At this time Bob asked for opinions on the floor and stairs.

With very little discussion the committee agreed that the floor should be tiled and the stairs rugged.

Bob opened discussion on the electric. He wanted to be advised if we should hire an electrician or use the expertise of a volunteer. John Heil, with vast knowledge in this field, advised Bob to hire an electrician. With this recommendation, Ron Heil seconded the motion. Zero objections.

Lighting suggestions gave way to a donation of a fan and light kit by John Heil.

Roz Heil suggested to ask for volunteers to be in charge of purchasing the needed lighting fixtures. John Heil and Chris Crossan agreed to proceed with this task. They indicated that they would contact Feldman Electric Supply located in Stroudsburg .

Finalizing most of the topics, Bob brought to the attention of the committee that proposals from contractors are due the week of April 14<sup>th</sup> and Ron Gatti will be reviewing the proposals with him. The contractors that have met with Bob are:

Liberty Homes  
AJ Bittner  
Tom Makas

Roz Heil wanted to know if the Chalet would be closed at any time during the construction, and if so she would need to reschedule her recreation plans. Bob felt it might be necessary depending on the progress of the construction.

Ron Heil didn't think we would need to close the building.

Alice Crossan had concerns since she is having a wedding at the Chalet on June 21<sup>st</sup>.

In conclusion Bob thanked the committee for all their input and recommendations on each item of discussion. With all this in place we have all displayed the ability to work together as a team .

**Meeting Adjourned at 8:50pm**