

**Board Of Directors Meeting
Locust Lake Village Property Owners Association**

1

JANUARY 19, 2008 - #393

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	RECORDING SECRETARY

2 The Pledge of Allegiance was recited.

3

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

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

7

8 **CHAIRMAN'S COMMENTS**

9 The chairman welcomed the members. He announced that Joe King III is currently in the
10 hospital and he expressed his hopes that Joe would have an expedient and full recovery. Stuart
11 commented that we are paying the price for continuing drainage and maintenance problems with
12 the roads. We are trying to address this on an immediate basis however Stuart said something
13 substantial has to be done as we need a long term road rebuilding and drainage program that will
14 cost money. He appealed to the membership for support and participation as volunteers.

15

16 **CORRECTION/ACCEPTANCE OF MINUTES FROM MEETING #392, DATED**
17 **11/17/07**

18

19 **Motion:** A motion to accept the minutes of meeting #392, dated November 17, 2007,
20 was presented by Sharleen Skipper and seconded by Rose Conley.

21 **In favor:** unanimous

22

23 **MANAGER'S REPORT**

24 ❖ Maintenance has been addressing the emergency repairs and we are getting together a
25 long term plan for the roads. Drainage is the key to road maintenance, followed by an
26 adequate base, then the proper wearing surface.

27 ❖ Dave Ross and volunteers will continue work on the chalet repairs and improvements.

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- 28 ❖ We added the vehicle lift, added the salt storage facility, added doors to the garages, and
29 improved the lighting so the employees can work in a better environment at the
30 maintenance building.
- 31 ❖ The sledding and ski hills will open only if conditions are safe.
- 32 ❖ We will be looking at acquiring open space. The lots we can acquire are those donated or
33 are up for judicial sale.
- 34 ❖ Our basic community documents should be reviewed.
- 35 ❖ There was a hearing at Tobyhanna Township regarding adding another ring of antenna at
36 the wireless tower. We are checking to ensure that our interests are protected. Verizon
37 has the right to add the ring since the original approval was for four rings of antenna.

38

39 **TREASURER'S REPORT**

40 The year of 2007 ended with a surplus of approximately \$200,000.00. That money is already a
41 part of the 2008 budget. We obtained 100.05% of the 2007 anticipated current year dues and
42 129.21% of the anticipated prior year dues. Our monies are invested in short term CDs with
43 Edward Jones. The interest for the Operating Budget and the Reserve Budget was approximately
44 \$50,000.00 for 2007.

45

46 **COMMITTEE REPORTS**

47 **Long Range Planning** – The committee met on January 12th and reviewed the mission statement
48 to be presented at the February Board meeting for approval. They agreed the best way to move
49 forward with their ideas is to send a survey to be distributed in February to members in good
50 standing. The committee recommended engaging professional engineering services for the roads
51 rather than doing short term fixes. They would like to make a recommendation to the Board to
52 consider establishing an Ad-Hoc committee for the Chalet improvements which include a fitness
53 center, storage area, children's play area/ceramics, parking, and improvements to the front
54 entrance, bathrooms and kitchen. They would like to acquire land close to the Chalet to improve
55 parking conditions. The recommendations for improvements for the administration building
56 should come from the office manager to the Board.

57

58 **Communications** – A meeting was held on January 12th, at which time it was decided the web
59 camera would not be mounted until the completion of the deck. Banners will be displayed at the
60 entrances that post events such as the ski hill being open and barbeque night. Links from the
61 calendar events on the web page will be created so that more detail can be viewed. We have
62 received positive responses from members when group emailings have been sent. More articles
63 and pictures are needed for the newsletter. This committee requests all committees post minutes
64 and mission statements.

65

66 **Security/Emergency Planning** – The Security committee discussed some of the Rules and
67 Regulations that have caused problems.

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72 **Motion:** A motion to move the statement that reads: “On street parking is
73 extremely prohibited.” (page 18, L d) to page 8, item 3 stating: “On road parking is
74 prohibited.” and moving page 8, item 3 (Enforcement) to item 4 was presented by
75 Sharleen Skipper and seconded by Rose Conley.

76 **In favor:** Unanimous
77

78 Jim Evans noted that the committee wants the wording of the current Rules intact. Any
79 discretion in enforcement should be left strictly to the Security officers and not written into the
80 Rules to ensure uniform compliance avoiding constant changes to the Regulations. The
81 committee’s position is that our roads are not designed for parking, should not be used for
82 parking by residents or guests and it is the resident’s responsibility to find an alternative.

83
84 The defibrillator has been ordered for the office and five more mattresses have been added to the
85 inventory.

86
87 **Lakes/Wildlife Management** – Eight deer have been taken from the designated areas of the
88 village. A total of 1400 trout have been added to Locust and East Lakes for the ice fishermen.
89 The Angler’s Christmas party was a success. We have not gotten a response from Locust Ridge
90 Quarry to our letter on the Pines Lake overflow structure replacement. This committee feels
91 some members should be assigned to the Long Range Planning committee. Several homes
92 located on Pines Lake have installed satellite dishes on community property. The committee
93 wants to know if approval from the administration office is required.

94
95 **Recreation** - The first meeting of the year will be February 1st at 10:00 AM at the chalet. Ken
96 De Vito read off the list of events that were held in January and a list of coming events. Flyers
97 are available at the administration office.

98
99 **OLD BUSINESS**

100 The Superior Court decision was to deny our request for a tax refund for 2001-2003 on certain
101 open space lots. The matter was argued before the Commonwealth Court in October. The
102 decision was handed down in January. The Board has decided not to pursue this any further.
103 The money that was held in escrow now has to be returned to the school board with interest.

104
105 Ken De Vito asked the Board to approve the motion he made at the November 17, 2007 Board of
106 Director’s meeting which reads as follows:

107
108 **Motion:** A motion that the current fine structure be modified to \$600.00, \$1200.00,
109 and \$2400.00 for the fourth, fifth, sixth and following months for continued
110 monthly violations of the same offense was presented by Ken De Vito and seconded
111 by Sharleen Skipper for discussion.

112
113 Ken said a resident put a container, approximately 12x12x20, on neighboring property around
114 September 5th. He was cited \$75.00. Ken said now that it is January, the member should be
115 getting a \$300.00 fine. If the above motion were passed, he would be getting a \$600.00 fine. If
116 the container is there next month, the fine would be \$1200.00; the next month would \$2400.00.

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117 Ken said we were to look into the legality of this fine structure. Stuart said the question is: What
118 is the proper fine structure for an ongoing violation?
119

120 Ron Gatti said the zoning officer came to the village to look at the structure and said the zoning
121 ordinance, in their view, was not specific enough. It is a structure that requires a permit with the
122 issue being a question of setbacks from property lines but not a question of aesthetics. The
123 member is willing to donate the structure to the village. We are awaiting word from Panther
124 Waste on whether they would be able to move the structure.
125

126 **Motion:** A motion to table the proposed fine structure motion as stated on page 6,
127 line 223, of the November 17, 2007 minutes and again on page 3, line 107, of these
128 minutes was presented by William Dorner and seconded by Sharleen Skipper.

129 **In favor:** Sharleen Skipper, John Miluzzo, Rose Conley, and William Dorner

130 **Abstained:** Ken De Vito
131

132 **NEW BUSINESS:**

133 Stuart Gavzy said there is an increasing interest by the Board to codify a policy of encouraging
134 the open space preservation to the extent that it involves acquiring lots that are either donated to
135 the village as well as the possibility of acquiring lots at a tax sale or a judicial sale. There is
136 currently no stated policy to this effect. Stuart drafted a proposed resolution for the Board to
137 consider. This does not require specific action.
138

139 **Resolution:** Be it resolved by the Board of Directors that it is the stated policy of
140 Locust Lake Village Property Owners Association for the benefit, welfare, and
141 enjoyment of all of its members to promote the acquisition of undeveloped lots
142 whether by gift, devise, or purchase by Locust Lake Village Property Owners
143 Association, as its financial resources may permit, and as directed by the Board of
144 Directors.
145

146 **Motion:** A motion to adopt the above resolution to promote the acquisition of
147 undeveloped lots whether by gift, devise, or purchase by Locust Lake Village
148 Property Owners Association was presented by Rose Conley and seconded by Ken
149 De Vito.

150 **In favor:** John Miluzzo, Rose Conley, William Dorner, and Ken De Vito

151 **Opposed:** Sharleen Skipper
152

153 Stuart said the Board needs to know how many lots are currently undeveloped, unperkable, or
154 unbuildable that may fall into the category of having dues paid by the property owner. Ron Gatti
155 said if a member has a parcel he does not want, the options are walking away from it, stop paying
156 all taxes, and stop paying all dues. It is the owner's prerogative to abandon that parcel. Ron has
157 a list of 23 lots that will come up for judicial sale sometime this spring. There are no lots in
158 repository. Ron said we should look at each lot and determine if there is some significant reason
159 why we would not want them.
160

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161 It has been recommended to establish an Ad Hoc committee with the purpose to oversee the
162 continued improvements and renovations to the chalet.

163

164 **Motion: A motion to establish an Ad Hoc Chalet Improvements committee that will**
165 **expire in August 2008 was presented by Rose Conley and seconded by William**
166 **Dorner.**

167 **In favor: unanimous**

168

169 Stuart Gavzy, chairman of the Board, appointed David Ross as chairman of the Ad Hoc
170 committee.

171

172 The Long Range Planning committee is asking the Board to charge the manager with the task of
173 sending out for bids the hiring of a professional to evaluate the roads in Locust Lake Village and,
174 based on the evaluation, give us some ideas on how we can fix the roads long term. Steve
175 Bielecki suggested isolating one road at a time and completing that project. He also suggested
176 hiring an engineer and a contractor with heavy equipment to build a road. Ron Gatti said an
177 email was sent out stating we are looking for professional level input into the roads. He said we
178 must look at drainage, base, and surface.

179

180 **Motion: A motion to charge the manager with preparing a request for a proposal**
181 **to hire a professional to give us an assessment of the roads that need to be repaired**
182 **whether it is drainage, base, surface, or all three so that we have some idea of the**
183 **extent of the problem, was presented by John Miluzzo and seconded by William**
184 **Dorner.**

185 **In favor: unanimous**

186

187 The Long Range Planning committee is discussing the acquisition of two lots around the chalet
188 for the improvement of parking. Ron Gatti will check on that.

189

190 Stuart Gavzy said Locust Lake Village is governed by a set of by laws that are very old and in
191 need of modernization. The nature of the village has changed since the 1960s and Stuart
192 suggested the specific task of coordinating a review of our community's documents be handled
193 by Bill Dorner and his assistants.

194

195 **MEMBERS COMMENTS**

196 Donna Tancredi, Fawn Road, agrees it would be nice to have open space in the village. She does
197 not want her house, located near the chalet, surrounded by parking lots. She asked if there is a
198 rule regarding Board members missing three meetings. Bill Dorner said the by laws can be
199 interpreted differently. Donna said most of the hay used at other ski hills is heated and allows air
200 to circulate in the round bundles. She said the hay at our ski poles will freeze and become very
201 hard. She noticed children sledding on the ski hill on two days. Security suggested being
202 notified and they would check out the report.

203

204 Ken Scott, Mountain View Drive, has seen people parking on the roads. He said there should be
205 exceptions if a member is having a party and notifies Security.

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206 Richard Merrell, Stag Run Road, said there is plenty of room for passing when you park on one
207 side of the road. He said we are not a village with constant traffic. He proposes notifying
208 Security, marking off a section with two orange markers, and allowing the vehicles to park
209 within the marked off area.

210
211 Steve Bielecki, Stag Run Road, confirmed that a member of the Security staff was at the ski hill
212 three times asking those sledding to leave but when Security left, the sledding continued.

213
214 John Heil, Beaver Run, said the dues increased for 2008 and there is no consideration for senior
215 citizens. He said he could give his lots back to the village and get a reduction on his dues. He
216 said we keep raising the dues and there is miscellaneous spending. He said the Board voted
217 everything in and it is in the slush fund. John said there are 36 new homes and property is being
218 bought and sold which produces income. Stuart said the dues don't go up because of the level of
219 development in the village. There is no slush fund. We are moving forward and making
220 progress in a number of areas. All the information on the budget was made available to the
221 members at the open session attended by seven people.

222
223 Ross Brady, Hemlock Drive, suggested setting a time line on the roads so the contractors don't
224 string us along.

225
226 Joe Schmelz, Beaver Run Road, said we missed a big opportunity of applying stone. Joe
227 mentioned bringing in an outside contractor to dump stone and use rollers to push the stone in
228 place. He said we should consider asphalt on roads such as Oak Terrace after doing studies on
229 grading. He said we should not accept land from people who are paying dues.

230
231 Fred Page, Locust Lane, said he would like Administration to put the unapproved minutes on the
232 website prior to the Board meeting. He said in the Rules and Regulations on page 18 it states
233 that: Exceptions, exclusions and variances may be granted by the Board or its designated agent
234 in situations where only one or two people reside in a property with a septic tank and it is
235 determined that a longer inspection period than every three years is justified. Sharleen Skipper
236 said once it is inspected, it then can be determined how long it will take before another inspection
237 is needed. Fred asked for a procedure. Fred said it is unfair to charge \$25.00 per boat and
238 \$25.00 for rack space or dock space as it is a way of raising money. Fred asked why we can't
239 charge for registering vehicles but did not receive a concrete response. Stuart added that you are
240 paying for a privilege when renting rack or dock space.

241
242 Ken Scott, Mountain View Drive, commented that next to his house, a well was drilled 40' from
243 a septic tank and more than 60' from another. Ron Gatti said the state has an irrational set of
244 regulations which are not clear.

245
246 Roy Dill, Mountain View Drive, asked if there is any regulation on dogs swimming in the lakes.
247 The answer to this can be found in the Rules and Regulations on page 14, IV B2.

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250 Joe Schmelz, Beaver Run Road, would like to hear from the Board if we could bring in an
251 outside contractor to work on the roads. Joe said the stone will be used. Rose Conley suggested
252 that in the event there is a February thaw, we can move quicker with road repairs. Ron said we
253 did what has been suggested in spot areas but we cannot do complete roads.

254

255 **ADJOURNMENT**

256

257 **Motion:** A motion to adjourn the meeting was presented by William Dorner and
258 **seconded by John Miluzzo.**

259 **In favor:** unanimous

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261 The meeting adjourned at 12:36 PM.

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268 Minutes approved by _____ Date _____

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Rose Conley, Secretary

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