

Locust Lake Village
Building, Roads & Maintenance
Meeting Minutes

July 12, 2008

MEETING CALLED TO ORDER: 8:05 a.m.

ATTENDANCE:

Stephen Bielecki	Joseph King, III
Andy Gross	Jim Kowalski
Ron Gatti	Sonny Messner
Sam Conley	Wil Robinson
Bill Dorner	Joe Schmelz
Harry Donofrio	Ken Scott
John Heil	Ike Wade
	Bob Wolek

I. DISCUSSION

1. **Salt Shed Roof** – Salt shed roof has been erected and Jim K. is looking into a door or tarp system to close up front.
2. **Grass Cutting** – Grass cutting is being completed by two (2) part-time employees which are doing an excellent job including cutting the road shoulders.
3. **Dust Control** - Dust control application has been completed.
4. **Painting** – Painting of stop bars on roads has been started, but not completed.
5. **2003 Pick-Up Truck** – Jim K. was asking the Committees' thoughts on replacing the 2003 Pick-up Truck because of dents and rust in bed. Committee and Ron Gatti didn't think it was needed at this time. Jim K. now has a procedure in place to hold personnel accountable for damages to vehicles. Steve Bielecki suggested that when a vehicle gets damaged it gets repaired as soon as possible to hold a high standard for the Community Property.
6. **Chalet Improvements** – Darwin Keiper gave verbal proposal to finish the grading, pipe work and boulder retaining wall at the new deck area; however, the Committee thought it would be best to have a plan to know exactly what was bid for Board approval. Joe King is trying to get someone to help to accomplish this.
7. **Fawn Road** – Fawn Road drainage plans and easements are still moving forward as per Ron Gatti

8. **Sledding Hill Access** – There needs to be drainage work completed to correct water run-off issues.
9. **2004 Kubota Tractor** – P.T.O. Unit needs work to run mower portion of tractor, cost will be approximately \$2,400.00 which Ron Gatti will approve as this is one of two mowers used to cut the Community. Jim K. would like to price a new zero-turn unit for 2009 which would help with production.
10. **Shiffer Bituminous** – has invoiced the Community approximately \$97,000.00 for the work completed at the end of 2007 and 2008, the Tar & Chip and additional stone on several roads. There is still \$50,000.00 {+/-} to be spent from the 2008 budget which the Committee had mixed feelings on how to spend the additional monies. Some Members thought it would be wise to stone more of the crossover roads if the drainage was satisfactory, others thought it should be spent on Fawn Road hill for drainage.
11. **Generator for Administration Building** – Ron Gatti asked if there were any plans as far as location, type of generator and propane tank needed. The Committee advised “no” as it was something talked about but no research as to what kind is needed or where it could be placed was ever discussed.
12. **Roads & Maintenance Chairman** – Stephen Bielecki will be resigning as Chair and would like to thank the Committee Members who have worked so hard on attending meetings, reviewing numerous projects and physically working on projects with volunteers; these Members like all Committee Members are truly the backbone of this Community.

MEETING ADJOURNED: 10:15 a.m.