

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD OF DIRECTORS' MEETING

WEDNESDAY MARCH 20, 2024

MINUTES

In Attendance: Scott Ghysels, President; Chris Cooke, VP; Noah Blanchard, Secretary; Eileen Sciscoe, Treasurer; Jon Tversland, Road Dir; Gabe Grigonis, Buildings and Grounds; Mark Whitman, Legal Dir.; Tracey Smolder, Trustee; Tony Horler, Trustee; Jess Hatke, Office Manager; Beth Festa, Bookkeeper, Susan Blanchard, member; Jess Crum, Member

Call to order: 7:06pm

1. Reading of the Minutes of the Feb 21, 2023 Meeting. (copy of minutes provided) Motion to approve, Chris. Second by Mark.
2. Board Reports.
 - a. Buildings and Grounds
 - i. GZA follow up: monitoring and taking photos; dirt near the spillway is sinking in. Ask GZA if a licensed mason can repair a gap or if there is a dam-specific contractor that needs to be used (we believe GZA has a listed of suggested providers).
 - ii. Door repair: front locks have been replaced; both front doors need to be re-sealed; door was repaired and now opens (but only from inside?)
 - iii. LED sign - Gabe will follow up with contact.
 - b. Roads
 - i. Finishing measurements for drain bids to go out.
 - ii. Add Pine Terrace and Robin Hood to repairs
 - c. VP
 - i. Re: Blue Diamond surcharges - Chris left a message but no return yet. Contract states that our rate is fixed and their expenses cannot be passed on to us.
 - d. Treasure
 - i. Cabin Fever was good - Thanks to all who helped
 - ii. Eileen scheduled to have the club house septic pumped on next Thursday. Mark/Beth will follow up and reschedule as needed.
 - e. Legal

- i. Per the Township - If a road is in poor condition prior to a snowfall and is then damaged by the plow/snow removal, neither the Township nor the company providing the service are liable for the damage to the road.
3. Opening of Bids
 - a. Water testing: 1 bid
 - i. \$1950 per season + \$75 per re-sampling after a failure - Bid accepted.
Garden State Labs
 - b. Landscaping: 2 bids
 - i. \$1500 beach/clubhouse + \$400 damn between + \$400 boat launch + \$400 BDN
 - ii. \$250 beach/clubhouse + \$175 damn between + \$78 boat launch + \$78 BDN - Bid accepted - Notchwood
 - c. Road Sweeping: 1 bid
 - i. \$15,500 sweeping only - no disposal. -Bid accepted- LORE sweeping
 - d. Janitorial: 1 bid
 - i. \$160 clubhouse & \$40 beach house per week. - bid accepted, Champion Services
4. Beach Clean up: Saturday April 27, 9am - Rain date following Saturday. Gabe will order sand
5. Boat Storage: members have left boats on the racks. Emails will be sent to boat owners; their contracts agree to a \$100 fine for boats left after November and additional \$250 for boats left after April 1st. Emails will indicate members have 7 days to remove boats without assessments being imposed.
6. Renewed Red Cross Training Facility Certification
7. Septic: discussed in board reports
8. New Business
 - a. Rec Director position vacancy: Noah Blanchard resigns from board position as Secretary, Susan Blanchard appointed as interim Rec Director, Jess Crum appointed as interim Secretary.

Close Board Meeting/Open Legal meeting 8:10