

Date/Place/Time:

November 14, 2016, 7:00 p.m. to 9:20 p.m. Cranberry Pines Elementary School

Upcoming Meeting Dates:

December 12, 2014, 7:00 p.m. Cranberry Pines Elementary School

Board Members in Attendance:

Leslie Cromie
Kate DiBenedetto
Lauren Kochan
Stacey Krastek
Karin McDonald
Bill Moritz
John Sweeney

Residents:

Earl Arena
Maggie Banks
Michelle McClane
Kate Boianelli
Meghan Manor
Jennifer Colon
Kevin Sparkman
Becca Gutwirth
David Gutwirth
George Smith
Dan Favilla
Corinne Schreiber
Lori Harasym
Kate Brady
Alyssa Martin
Lauren White
Christine Brough
Nini Waring
Lisa Farino

Call to Order:

Board and Committee Overview Presentations:

- **Board Update (Leslie Cromie):**
 - Overview of board positions (President, Vice President, Treasurer, Secretary, Trustees). Each board member is also a liaison to one or more of our committees.
 - Board meets 11 times a year: two general meetings (September and November) and nine regular business meetings. Homeowners are always welcome to sit in and listen at any meeting.
 - Online presence for giving our members “real time” updates about TLA.
 - Reinstated Social Committee and Junior Board
 - Doubled the amount of Tidbits subscribers and have realized a cost savings by moving to electronic distribution.
 - Completion of extensive Dam Maintenance and Repairs, along with Engineering Survey, Dam Inspections and Maintenance.

- **Junior Board (Jen Colon):**
 - We reinstated our Junior Board in spring of this year for youth in grades 6-12.
 - Our focus is creating a youth group in our community to help with service projects, learn about how our board operates and to organize social events for teens/tweens.
- **Athletic Committee (Bill Moritz and Dan Favilla):**
 - The athletic committee organizes multiple events throughout the year including horseshoes, basketball, ladder golf and volleyball. Hoping for increased participation this year so we can bring back some additional events.
- **Beach Committee (Kate DiBenedetto):**
 - Beach committee is responsible for lifeguards, equipment, beach maintenance and pavilion reservations.
- **Children's Committee (Kate DiBenedetto):**
 - Responsible for organizing multiple events throughout the year including Easter Egg Hunt, Bike Parade, Luau, Kindergarten Mixer, Camp-out, Fall Festival and Breakfast with Santa.
 - Can always use volunteers to help with events.
- **Civic Committee (Karin McDonald):**
 - Responsible for submitting requests to township for property issues such as potholes.
 - There is a township council meeting held on the 1st and 3rd Tuesdays of every month; we are in need of volunteers to attend and help voice our concerns.
- **Membership Committee (Kate DiBenedetto):**
 - Responsible for updating and publishing the directory. Currently working on condensing it and making it more cost effective.
 - Also responsible for hospitality; meet and greet new neighbors.
 - Kevin Sparkman recommended that we have someone from Water Committee meet with new homeowners who are on waterfront properties.
- **Property Committee (Earl Arena):**
 - Responsible for maintaining trails, gazebos, entranceways, ballfields and for spring clean-up.
 - Looking for a Chairperson to act as project manager and oversee vendors contracted for property work.
- **Social Committee (Kate Boianelli):**
 - Responsible for beach opening and closing and winter social.
- **Water Committee (Kevin Sparkman):**
 - Responsible for maintenance and health of lakes.
 - Focusing on weed control, dam maintenance and performing a depth study this year to determine what parts of lake may have filled in.
 - Stock lakes for fishing every other year.
- **Website Committee (Bill Moritz):**
 - Maggie Banks will be the new chairperson.
 - Responsible for TLA website, social media, routing of incoming emails, setting up event pages and PayPal for events, managing Google Drive for storing of digital assets, distribution of emails and distribution of electronic Tidbits.

Homeowner Comment:

- Kevin Sparkman brought up issue with abandoned home at 8 Tallowood and reiterated that we need representation at council meetings to advocate on behalf of the neighborhood association.

Budget Vote (8:00 PM):

- Lauren opened the floor to questions on the proposed 2017 budget as presented in the November issue of the Tidbits. No questions were raised and she proceeded to call a vote by show of hands in favor of passing the 2017 budget. Budget was passed.

Adjournment of General Meeting:

Beginning of Regular Business Meeting:

Treasurer's Report:

- Main checking account: \$ 54,180.15
- Life Guard account: \$ 6,613.44
- Lakes Accrual Fund: \$ 86,553.12
- General Improvement Accrual Fund: \$ 50,570.95
- Payment plan - default, home bank owned. Remaining amount owed will carry over into 2017.
- May be able to allocate more into accrual funds than anticipated.
- Fios Verizon issue: Kate DiBenedetto to reach out to Michelle McClane and determine requirements for a landline at the beach.
- We have \$1400 remaining in our 2016 budget for legal fees. Recommend that we use before year is finished. Lauren will invite attorney to our December meeting; forward any questions or issues we would like to discuss to Lauren by the end of the week.

Property:

- Bill Moritz is working on a property maintenance schedule with Earl.
- Received an estimate from O'Brien's for the 12 inch woodchip requirement at Gazebo Park. Estimate is \$5400. Call out to B&B Landscaping for an additional estimate.
- Have \$9000 extra in Water Committee; Leslie to check with Kevin as to whether that money is earmarked for anything or if can be transferred to property.
- Homeowners at 3 Everett Drive contacted property committee about a damaged tree in the greenspace area adjacent to their property. The tree was losing limbs and damaging their fence. We did not complete an inspection of the property in a timely manner and homeowners contracted a service on their own to remove limbs and have submitted an invoice for reimbursement. Bill to meet with them and ask for any evidence (pictures etc.) of damages and explain process going forward (need to wait for property inspection and TLA scheduling of contractor).
- Our attorney has recommended that we conduct regular inspections of all trees and pathways.

New Business:

- Verizon upgrade to fiber optics for shed at beach.
- Civic committee reaching out to township regarding potential purchase of 8 Tallowood.
- Update on 14 Knotty Oak. We do not currently have a set of documents or map and will need to pay the attorney to get those. We also don't have anything in our bylaws stating they can't alter common spaces.
- Tax exempt status for capital improvements.
- Tetherball: Need to determine costs of equipment, installation and location.
- Fall campout and noise ordinance.

- Develop 3-5 year long term plan
- Attorney to Membership Meeting
- Include Bylaws in directory

- Property Committee-soccer field may be used more
- Tutorial for board members on budget for events.
- Establishing a standardized process for getting bids

- **Slated for Discussion at January 9th Working Session:**
- Social host liability, alcohol at Tamarac events and insurance riders.

- Excluding or limiting to Saturday reservations on Memorial Day and Labor Weekends. Moved to new business.

- Waiver form for pavilion reservations (needs to be drafted by attorney)

- New way of accepting pavilion reservations.

Adjournment: