

Date/Place/Time:

August 8, 2016, 7:08 p.m. to 8:32 p.m.

Upcoming Meeting Dates:

September 12, 2016 7:00 TLA Pavilion

Board Members in Attendance:

Stacey Krastek
Lauren Kochan
Karin McDonald
Kate DiBenedetto
Bill Lobosco

Residents:

Chris Brough
Liam Majewski
Sarah Operario
Mike McClane
Joe Bernhardt
Karen Bernhardt

Call to Order:

Secretary's Report:

- July minutes approved and entered into record.
- Next two meetings: 8/8, 9/12 at TLA Pavilion
- Stacey has begun request process for Cranberry Pines for the following 2016/2017 dates: 10/10, 11/14, 12/12, 2/13, 3/13, 4/10, 5/8. Fire permit was just returned to us; Leslie still needs to provide certificate of insurance to mail our request packet.

Treasurer's Report

- Leslie sent out 2016 profit and loss report as part of preliminary budget planning for 2017.
- Stacey to record budget items and forward to Leslie.

Correspondence:

- NTR

Committee Reports:

Athletic:

- NTR

Beach:

- Joe and Karen Bernhardt, along with their son Simon, made a request to add tetherball equipment to the beach. Equipment ranges from \$500-\$800 and would also need to hire a contractor to install and pour cement for the base. We would need a space of 10 feet on all sides surrounding the pole. Tabled to new business.
- Lifeguards passed both beach inspections.
- Discussion on long term plan for maintenance of beach sand. Guards have been shoveling to reclaim sand during times when there are no swimmers but this cannot be our only recourse for this ongoing problem. Engineer has been consulted and has acknowledged that lower level has been a failure on their part. They are working on a long term remediation plan for the spring. Water committee has contacted an additional engineering firm for feedback. In short term, if there is a safety issue, lifeguards are to rope off area and notify Kevin Sparkman or John Sweeney.

- Water results are being posted in shed. As we have now set a precedent this summer for sending out a “water advisory” alert for a first failed test, we need to continue to do so for the rest of the summer. Need to establish a plan for notifications in 2017.
- Karen noted that with our plan for geese addling and destroying of nests in spring of 2017 we hope to minimize our goose population. In addition, if we are more proactive in preventing new geese from hatching, we can hire a geese chaser to move adult geese if necessary next summer.
- Discussion regarding trash being left at the beach after parties and how to work with the resident if they are not following the guidelines for pavilion reservations, up to and including, written process for holding deposits. To be added to beach planning meeting for 2017.
- A few members have been requesting replacement beach badges but has not been a cost prohibitive issue this year.
- The bottom rung of the dock ladder is missing. Need to bring estimate for repair or replacement cost to budget meeting.
- Sand has been cleaned out of drainage grate behind lifeguard shed.

Children’s:

- NTR

Directory/Membership/Hospitality:

- Sarah has been getting quotes for printing and distribution of new directories for 2017. Lowest quote so far is from Staples (\$993 for 500 copies)
- We also need to find out how many extras we would like to have on hand for Hospitality to give to new members.
- Membership is scheduled to have a meeting at the end of August to discuss reformatting of materials.
- Stacey offered use of Junior Board members to help with distribution.

Property:

- In need of a new Property Committee Chair.
- Discussion regarding hiring of Property Management company which would significantly change the way we manage our association. This would be a significant expense that would likely be funded by raising dues (estimate \$75 per household). Bill will speak with our attorney who specializes in homeowners associations for options.

Civic:

- Chris is continuing to follow up with the requests for neighborhood pothole repairs with the township. A large pothole at the corner of Woodthrush was repaired last week. He's received a general notice saying the township is reviewing all roads.
- Civic would like to place an ad in Tidbits for a volunteer willing to attend the monthly township council meetings.
- Surveyor came out to 14 Knotty Oak property; all communication to homeowner to go through attorney only.

Junior Board:

- Putting together a rotation schedule to pick up towels and lost and found items at lake for donations to Cedar Run.
- Social Committee made a request to have junior board members deliver bracelets for Beach Closing Party. TBD at August meeting.
- Next meeting scheduled for August 24th

Tidbits:

- NTR

Social:

- Next event scheduled is Beach Closing party.

- Tentative plans for another pub crawl in October.
- Requesting budget increase for 2017 to \$1500 (last year budget was \$1000) for additional events such as the Olympics.
- Karin inquired about whether an individual (as opposed to an organization) can accept PayPal funds for events to avoid surcharges. Lauren would like us to only accept as an organization and add the surcharge costs to the charge for the event.

Water:

- Lakes were treated again last week.
- Next Water Committee meeting scheduled for August 23rd.

Website:

- NTR

Homeowner Comments:

- NTR

Unfinished Business:

- Lauren to follow up with Leslie regarding printing of election ballots.
- We have three residents who have volunteered to collect proxies for the September election (Karin McDonald, Larry Spellman, Michelle McClane).
- We have one volunteer for ballot counting (Gail DeBarth) and are in need of at least two more.
- Everyone needs to spread the word to neighbors regarding election date to ensure that we meet minimum number of homes represented during voting.

New Business:

- Decided to add tetherball request to 2017 budget in amount of \$2000 to cover both equipment and installation.

Beach Planning 2017 agenda items:

- Process for water test failure and ability to do email water advisory alerts.
- Handling of the trash being left at the beach after parties.
- Handling violations of pavilion reservation rules and written process for holding deposits.
- Limiting party size to fewer than 50 guests.
- Signs in pavilion reminding residents of reservation rules (trash and no glass).
- Hiring a Beach Management company to handle pavilion rental issues. Potentially self-funded by adding a non-refundable fee for pavilion rental.

Adjournment: