

**Paulinskill Lake Association**  
[www.paulinskilllake.com](http://www.paulinskilllake.com)  
**Board Meeting Minutes**  
**Zoom**  
**Wednesday, March 9, 2022**  
**7:00 PM**

**REDACTED FOR POSTING**

**Action Items** - click this highlighted bookmark link to move straight to our action items

**Flag Salute**

**Roll Call :**

x	Scott Douglas President	x	Tom Williver Vice President	x	Pati Grablutz Corr Sec	x	Linda McSweeney Financial Secretary
x	Donna Tappan Treasurer	x	MaryAnne Choma Recording Secretary	x	Watson Perigo Roads & Trustee 1	x	Dave Williams Entertainment & Trustee 2
x	Rob Herbison Buildings/Grounds & Trustee 3	x	Suzanne Troiano Membership & Trustee 4	x	Cindy Tracey Environment & Trustee 5	x	Courtney Tormey Beaches/Rec & Trustee 6

Also present: Jack Choma, Ron Tappan, Joe Staugard, Maryanne Quara, Tracy Huether \_\_\_\_

**Approval of Minutes** – *[Feb action items](#)*

**Public Comments**

**Reports of Officers, Committees, and Board of Trustees**

VP - no report

Treasurer - Profit and Loss Reports sent via email to the board

- Total Expenses \$51,805.07
- NET OPERATING INCOME \$ -32,573.85
- NET INCOME \$ -32,573.85

Fin Sec - no report

Corresponding Sec

- Pati received some badge requests and sent them to Linda
- Request for ballfield received
- Workman's comp - Scott discussed a need to plan for how to organize information and collect what is needed from board members whose roles require it.

Recording Sec

- Shared Drive for organized storage
  - Looked into a shared drive for Google. It is \$6.00 per user, per month
  - MaryAnne and Scott will look into mapping a plan for the Board's Drive that includes names of folders to be tracked and the identification of which documents will be kept and stored where.
  - Once we map a plan for the storage, we will house docs in one of our drives and move from there.
- [Certificate of Insurance](#) obtained and sent to Stillwater Twp.

Membership

- Suzanne is still meeting w new members as they come in.
- Our new members are happy and love our neighborhood. It is so nice. She is promoting the events.
- Membership:
  - 2 properties that have access to Paulinskill as lakefront owners are not deeded into PLA. They are interested in becoming part of the PLA.
  - Suzanne has worked at engaging in a lot of correspondence w our attorney without traction
  - She and Linda came up with an idea that they offered to the Board: Create a new level of membership for those whose properties are not deeded in. They agree to pay X except for right to use the grounds. They cannot vote or be part of the board. Pay for that "level" of membership.
    - Need to figure out that value, get approval from the board, put in newsletter, special vote (before summer)
  - Only for properties that are lake front that are not deeded.
  - Scott - This would require change to bylaws.

- Q - what about insurance? Are they covered? A - yes
- 3 on vail and 2 on Newton Swartswood road.
- Concern about precedent and how the Board might explain that this privilege is only for those who are lakefront?
- Concern w attorney not doing her job. Do we need to find a different attorney?
- The PLA takes care of the properties from the bridge down.
- We do not know why those properties were never included in our deed.
- **Linda** **Question we are trying to have answered by our attorney:** Is it possible to change their deed and our deed to add these properties to the lake.
- That long term dues requirement is beneficial if it takes place.
- Get Donna on the phone with some concrete answers to the cost of changing the deeds.
- Other lakes wish they never had the amended membership because special membership can be confusing as to when to “pay in”.
- **Linda** to call Donna the lawyer and get an answer. Deeding is the best way to go. Check w tax accountant on revenue not generated by dues.
- **Pati** to contact Dolan and Dolan for pricing on homeowners association

## Grounds

- Congrats on recent certification as first responder.
- Contacting Tyler this week. Rob needs to talk w Scott about how to handle the contract w Tyler because we are extending it.
- Got an email that was forwarded from Pati requesting tennis nets up in April. Repair is still needed on the court. Rob asking for date and time to put nets back up
- Port-a-john fences up this month.
- Need to purchase paint for port-a-john vandalism
- Need clasp for the other side of the fence on tennis courts.
- Wood chips spread w Tyler. - perhaps get volunteer w equipment that might help spread.
- Little league using the field. People have been getting into their box and want to put up a trail camera.. One lock was damaged. PLA does recommend that Little League put up a camera or two.
- Meeting for dam report with Tom & Scott.
- Dam report was satisfactory with upkeep care recommended
- Looks like graffiti under the bridge but stairs still have some paint on them. Rob will get goof off and scrub them down.
- Baskets under the bridge - someone is actively taking rocks out of the retaining baskets.
- Footbridge under the street ridge - quote for repair by us. We still do not have answers on who is responsible for that footbridge from the county. Mike said state washed their hands of it (road and bridge)

- Treks is cheaper than wood at this point. Quote of 5000. Treks and 8000 regular wood. Labor and cost included. Rob wants this repair to come from capital improvement not grounds budget. It cannot sustain a man walking over. - Scott requested that Rob - put high priority on the footbridge repair job. urgency on the quote. We can call a special meeting to spend capital improvement on that. Rob understands that it was 1986 this footbridge was done.
- 5 to 10 yards of sand needed
- Asking Cindy - one whole by roadway Rob could not find. There is a borrow whole under the shed closest to docs on beach two. Do we need an exterminator?
- Cindy will get a picture of the hole at the beach one driveway.
- Mike G says let him know and he will go with skitstear and help w wood chips.
- Patti - post mother nature does not want us getting nets up yet.
- No trespassing signs and filling cracks on tennis courts
- Benches - Rob needs the money and to follow through and make the purchases

#### Roads

- Snow today. Couple street signs to put back up. See what pricing for oil and chip will be. Expecting it to go up. Sweeping to get in after all snow is done. Probably in the middle of April to do this.
- Q - who makes street signs? A - made by a sign company. Q - Rob wants to add signs about dogs.

#### Enviro

- Prices on port-a-johns. Called 4 companies. 9574.00, 4920, 3600. 2640 is the cost of the current company. We will stick with this company. Ballfield installed before April 1 and beaches on Memorial day
- We will stock fish this year. Cindy would like to get it done this summer.

#### Beaches

- Courtney took the lifeguard supervisory course through the Red Cross. Supervisor certified. Will take the state test! Courtney now has a huge binder from a former trustee. Lifeguard stands need some attention. Mike Grablutz is good with repairing wood. Ask for ideas on refurbishing lifeguard chairs. Powerwash & seal. Cola has a connection with an organization (Tech HS) that builds lifeguard chairs. We should get a price.
- Scott wants to be invited to initial lifeguard meeting

#### Entertainment

- Trivia night Fri April 1 open to all. Prizes, cash bar and BYO food
- Spring Egg hunt. Sat April 9. Rain or shine. Bonnet contest open to all.
- Booking music on the beach - let Dave & Kimberly know if you know anyone! We have a few ideas but feel free to send recommendations

#### President

- Thank you to Courtney and Linda and Suzanne
- Satisfactory report from state. Maintenance to be kept up on
- Unofficial facebook page archived and shut down. New one is initiated. Scott reached out to the new organizer of the unofficial FB page to build a relationship. Scott asked her if when she notices PLA business being aired on the unofficial page that her first response is to ask whomever is complaining “Have you contacted anyone from the board?” She agreed. She also agreed to bring info to the board that is pertinent to us. Scott and the Board want the Board to be the place to go when questions or complaints are made.
- Water district - great job by Water District Board president Jack Choma - new manager for the district is in place. Encourage us to reach out to Jack Choma with issues about water

#### Old business

- Watson and Tom meeting w master plan. It is a 2 page handwritten document. Want to update it. Our lake has excellent road conditions
- Bo fishing tournament - leave this item on the agenda for next month
- **Scott & Tom** - Electric to ball field - no updates. Kimberly Williams offered to be an additional contact person for this item

#### New business

- 1st weekend in June - hooked on fishing not drugs. Kids 0-20. Prizes from state. Need to get paper in soon. Cindy thinks we can limit our participation to only our members. Cindy will look into this. Courtney offered help if the event takes place
- Camp out fishing weekend questionnaire from Kimberly. **May 21/22**. Tom Williver will be there. Free fish in June. Date is set. **Kimberly needs volunteers! Asks the Board** to revisit her email and respond. She cannot run this overnight event by herself.
- **Pati** - contact internet service provider and get a quote for service to beach 1 and beach 2. For wifi service.

#### Maryanne Quara

- Is there a policy on how Board members communicate with the public? Tracy, the new admin for the unofficial page to help with this per conversation with Scott on

encouraging members to reach out to the Board directly with questions and concerns. Policy for how we as a board and employees should be treated. Social media policy to protect board members. Maryanne Quara interested in protecting the board from aggrecians by others.

#### Action Items:

1. **Linda** to call Donna the lawyer and get an answer. Deeding is the best way to go.  
**Question we are trying to have answered by our attorney:** Is it possible to change their deed and our deed to add these properties to the lake.
2. **Pati** to contact Dolan and Dolan for pricing on homeowners association
3. **Rob** - put high priority on the footbridge repair job. urgency on the quote.
4. **Rob** needs the money and to follow through and make the purchases
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Motion for exec section Scott - second Tom

Motion to Adjourn: WP Second TW