

Paulinskill Lake Association
www.paulinskilllake.com
Board Meeting Minutes
Stillwater Community Center
Annual Membership Meeting,
Friday September 23, 2022
7:00 PM

[Action Items](#) ← **Click** this blue link to move to the “Action Items” bookmarked below.

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:

Approval of Minutes –

- Scott made a motion that we do not read minutes of 2021 Scott . Tom second.
- Q - post annual minutes?
- Sam Seamans - call the question to approve without reading
- Historically, the community has made the motion to approve the minutes without reading them to save time. They are available upon request from the recording secretary
- Vote - in favor of voting to approve without reading minutes aloud
- Majority to vote on minutes without reading
- Motion to approve the minutes without reading them

- 57 yes
- 24 no
- Motion passed

Reports of Officers, Committees, and Board of Trustees

President

- 2022 was a year of continued focus on process improvement of Collections
 - You can now pay your dues online via the PLA website!
 - Direct Bank Payments – Credit Card and ACH payments
 - www.paulinskilllake.com
- Lake usage was again visibly increased
 - Please don't throw wakes onto your neighbors' property.
 - When boating, please:
 - Keep clear of the ski course when anchoring
 - Be aware of tone & volume of conversations
 - There are children present and your voice carries on the water.
 - Travel counterclockwise
 - Keep your head on a swivel
 - Water Ski Flags must be used when towing skier, or tube
 - Be careful and considerate of swimmers, kayaks, paddle boards, etc.
 - Do not tow outside of ski course
 - Remember any damage to personal property proven to be from a boat owner is legally their responsibility.
 - When the registration form is signed the boat owner acknowledges the rules have been read and will abide.
 - Review the boating rules at least annually. Be smart and be safe.
 - Have fun and enjoy your lake!!
- We are excited to ask the members to approve expenditures to be paid from our Capital Improvements Account of \$27,500
 - Proposal 1- Our Tennis Courts are in desperate need of improvements. We would like to continue. Estimates are close to \$10,000.00
 - Proposal 2 - Tree removal from the lake. We can take advantage of the drawdown and remove the trees that have fallen in the lake. Estimated to be \$5,000.00
 - Proposal 3 - Beach Sand (beaches 1 and 2). The rising cost of sand will greatly impact our budget and keeping our beaches 'healthy' is important. Estimate to be \$5,000.00

- Proposal 4 Relocation and Construction of New Tennis & Pickle Ball Courts of \$7,500.00
 - Phase 1 - \$4,200.00
 - Environmental Study estimated for \$1,200.00
 - Design work estimated for \$3,000.00
 - Phase 2 – Remaining \$3,300.00 from Phase 1
 - Allocated to start of construction if feasible

VP

Amazing Paulinskill Lake: The Why, The What, and The How:

The Why: Paulinskill Lake is our home. We, the members of Paulinskill Lake, pride ourselves as a community of amazing neighbors who lean in, take care, and add value.

- Therefore, the Board asks, *“What is the most responsible way to ensure that we are currently making the best investments and decisions to support long term value for our home community, Paulinskill Lake?”*
- **Looking Back** - Review our historical values, needs, and wants as a community who calls Paulinskill “home”. (Review of Former Master Plan)
 - To what extent does the old master plan reflect our needs, values, and wants today? To what extent is it antiquated?
- **Looking Ahead and Leaning In** - Creating/Refreshing the Master Plan - Strive to be fully informed on the possibilities available to us as they align to our community’s present day needs, values, and wants.
 - Before we create/refresh the master plan, we need to know what constraints we may possibly have with our association’s property.
 - Once we know our restraints, we can begin the process of planning responsibly for our community’s future
- **What do we need to know?** - Due diligence on our environmental responsibilities, best practices, and exploration for potential

The What:

- Pre-Planning for the Master Plan -
 - What can we do with our Association Property?
- Current tennis courts were installed 2005. Average lifespan is 25 years if well maintained
- Costs for maintenance since then are over \$26,000.00 if you approve tonight’s budget.
 - 2013-2014 approximately \$7,000
 - 2018 \$7,463.75
 - 2019 \$389.90
 - 2022 \$1,528.00
 - 2023 Proposed repairs \$10,000
- Are we spending too much money to fix an unfixable problem?
- The Association faced this same issue in 2005.

- Pickleball is America's fastest growing sport according to a NY Times September 3, 2022,
- Location Options
 - Ballfield Area
 - Beach 1/Tennis Court Area

- We looked to our professionals in our community.
 - Richard Valenti, a land use attorney that lives in the lake and has been a long-standing member of our association. He gave us some direction and where to proceed:
 - Type of Zoning
 - What type of restrictions due to Class 1 streams and wetlands?
 - Option 1 Speak to NJDEP and wait for them
 - Option 2 Work with an environmental specialist who guides homeowners and builders in these processes.
 - Howard Bach, Civil Engineer that lives in the community
 - Costs \$2,000 to \$4,000 for design work
- What type of zoning do we have?
 - Zoned R-30 as per L.O. 240-108 Section A-3
 - Permitted principal uses and buildings. Within the R-30 Residence District, the density shall be one unit per 30,000 square feet. The following uses shall be permitted.
 - Single-family dwellings used as a residence by not more than one family.
 - Horticultural, but no agricultural uses.
 - Public parks and playgrounds, libraries, museums, water tanks, pumping stations and public recreation and community center buildings and grounds.
- Do we need Zoning Approval?
 - Spoke with Tom Dixon, Stillwater Twp. Zoning Officer in August. May need a variance.
- Should we contact an Environmental Specialist?
 - Why?
- Because they know they DEP Rules and can guide us accordingly

- Who is a local Environmental Specialist that has worked with Stillwater in the past?
 - Wade Wander of Wander Ecological Specialists advised the following:
- Wetlands and transition areas
 - The NJDEP GeoWeb map (version 3.3) identifies a wetland along the Paulinskill near the proposed location of the courts.
 - This wetland, if present, is likely to require a 150'

transition area.

- Riparian zone
 - Because the Paulinskill and a tributary that flows along West End Drive are classified by DEP as Category One waters the riparian zone is 300' as measured from the top-of-bank.
- Ideally, all proposed permanent disturbances can be kept outside the transition area and riparian zone thus avoiding complications. To do this, we would have to delineate (flag/stake) the wetland boundary nearest the proposed project area. Our charge for this delineation and a letter-report is \$1200. A land surveyor would then have to locate the flags and plot them on a survey along with the assumed 150' transition area. If the proposed project will not encroach into the transition area, my letter report will state that no wetland approval is necessary.
- **Why?**
 - Before we create a master plan we need to know what constraints we may possibly have with our association's property.
 - Once we know that we can begin the process of planning for our community's future.

The How:

- Proposal 4 Relocation and Construction of New Tennis & Pickle Ball Courts of \$7,500.00
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Treasurer

- June 2021-June 2022
- Operating: \$156,934 \$201,365
- Capital Account : \$120,134 \$142,722
- Dam Account : \$3,698 \$185
- Shared reserve : \$163,741 \$163,823

- Dues proposed at \$660 for 2023
- Expect Consumer Price Index (CPI) adjustment to dues in 2024, and beyond
- The consumer price index (CPI) measures changes in consumer prices. The Bureau of Labor Statistics (BLS) calculates and publishes CPI data monthly. The CPI is the most recognized inflation measure in the United States.

Fin Sec

- The 2022 Dues invoices were again sent in early November and were well received by the membership.
- As of September 23, we have received 93% of the 2022 dues billed. Last year at this time we were at 93%.
- The PLA Board has worked with several homeowners on payment plans to resolve their outstanding balance and avoiding legal fees. 43 accounts in arrears and 21 one year or less outstanding. Please contact the PLA Board if you are having difficulty paying your dues so we can work with you.
- Past Dues Collections– As of September 30, 2022, we have collected about \$21,000 in back dues, interest and services charges. Fortunately, this number will decrease as we resolve our past due accounts and several are pending foreclosure and recoupment will result in writing off most of the money due.
- Membership Badges – In 2022, the Board improved upon our membership, family and guest badges. The badges received this year are reusable. Each year a new sticker will be sent when you submit requests for the household needs.

Corresponding Sec

Best way to contact us is through email. Phone line goes directly to voicemail and could take a couple of days to respond.

Even email may take a few days to respond.

To decrease expenses, the PLA Newsletter will only be mailed for the Annual Meeting. All other editions will only be available on the website. If you, or someone you know, needs to have it mailed, please let us know.

We would like to make sure our records are current and will be sending a form with the 2023 invoices to update your name, address, best contact number, email address and if you need a hard copy of the newsletter.

These can be returned with your dues payment or sent to PLA PO Box 71 Newton NJ 07860

Recording Sec

- Proud to take detailed minutes to create strong transparency
- After approval by the Board, MaryAnne sends a redacted copy to the corresponding secretary and she posts them onto the website.

- MaryAnne demonstrated how to find posted minutes on the official website - www.paulinskilllake.com
 - move to tab - <https://www.paulinskilllake.com/meeting-minutes>
- Annual meeting minutes are not posted on website but available upon request

Membership

Since 9/2021 - Met and welcomed 17 new members to the community with a PLA Welcome Booklet

164 Sign ups to date!

Please sign up (on our webpage) for future alerts!

Sat Aug 6 & Sat Sept 3 Events! Great Turnout!

Will be exploring renting this building for a Yoga/Mediation Event during the winter months.

Grounds

Trash cans have been removed from the property but there is still some dumping happening behind porta john fences and trash being left at the basketball courts.

If you bring it in, please take it with you.

Grounds were maintained around the basketball courts

Looking into a tow service to periodically patrol our parking lots for vehicles parked overnight

Tennis courts in desperate need of professional repairs

As always, assistance is welcomed. feel free to email grounds@paulinskilllake.com

Roads

Sweeping

- All PLA Roads

Patching

- Large number of areas have been patched
- Still working on more road repairs

Brush Cutting

- Brush cutting has started.

Oil & Chip

- Not done this year so that other road improvements could be done
- Snow-Reminder to keep roads clear of all vehicles when it snows so the plow trucks can get up and down the roads and to NOT shovel, blow or plow snow into the roadway when cleaning your own driveways.

Enviro

Septic Systems - We all have one.

The state is pushing for stricter regulations and the first one they are going to introduce is education. Here is some guidance:

Be careful of what goes into your septic, Avoid grease, feminine products, paper towels, tissues, flushable wipes, disposable diapers.

Use one ply toilet paper.

Do not wash paint brushes in your sinks, latex paint is not good for your septic.

Limit the use of bleach.

Do one load of laundry per day to allow the septic a chance to recover.

Have your septic pumped on a regular basis

Every other year is recommended

even/odd years if your house ends in an even or odd number

Keeping our septic working properly helps our lake. Remember everything that goes into the ground eventually gets into our lake.

Draw Down

Takes about a week and a half

Draw down prevents treatment of milfoil the following year

Clothing Drive

Carp contest - largest, heaviest get cash prize

Beaches

Children's Day Camp

Swim Lessons

Chess Nights

Kid's Brunch & Board Games

Beach to Beach Swim/Float

Senior Supper & Bingo

NJ Certified Waterfront Supervisor

Beaches Improvements & Updates

Lifeguards & Water Safety

Membership Badges & Beaches Attendance

Looking Ahead to Summer 2023...

Tennis Lessons, Synchronized Swimming, extended days/times for Day Camp, Family Activity Night...

New Sand for Beach 1 & Beach 2

New ropes & buoys

Lifeguard white boards

Entertainment

Chili & Cookie Contest - 6 November

Rain date 13 November

Pumpkin Float 23 November

Holiday Tree Lighting 04 December

Trivia Night 01 April

Easter Egg Hunt 09 April

Adult Luau 17 June

Old business

Ballfield Lighting - update explaining delays. Pole with light and powersource and potential for cameras.

Delay due to COVID & supply chain issues

Next steps

Date for Pole Install TBD

JCP&L Contract pending

Electric Supply

Security Lighting

New business

- Sam Seaman
 - point of order: Please stand, state your Name & Road
- Kimberly Willams - South Shore
 - Read email from South Shore neighbor thanking Board as new members, Brian & Carol Stolzenberg
- Dawn Delany - East Walnut
 - Is there extra charge pay online? Y if credit card / No if electronic check
- Krausnick Mill Terrace
 - Encourage vote no on Prop 4. Use money instead for safe reliable water source
 - Clarification on Water District No 1 is not affiliated with PLA. PLA cannot spend money on water district concerns.
 - Attend Water District meetings to hear all that is being done
 - You will be happy

- Grant money for consultant - RCAP Solution
 - Lehigh University - engineering department partnering with community engineering corp
- Alex Euster Ridge Rd.
 - Q - Why does building new... cost less?
 - A - \$7500 is for the study
 - What stopped us from properly maintaining this tennis court?
 - What will we do with this pavilion?
- Allen Padula
 - Sports courts? Cost more but good idea
- Susan Brezina - Paulinskill Lane
- 924 Ridge
 - Q - What will the new court cost today?
 - A - \$265,000 or more
- Jim Schutte East Walnut
 - Tennis court expense
 - Needs professional repair - spend 16,000 instead of 10,00
 - Putting a pavilion on top is the responsibility for lifeguards. Recommending put it at ballpark
- Sam Seamans Ridge Rd
 - Meetings in pavilion - If we meet in pavilion, it would need to be large
- Jeff Locascio -
 - Is it a proposal to find out what is possible not where to put pavilion
- Demetrius Kanakis -
 - Quiet at tennis courts
 - Once pavilion there, peace and quiet gone
- Sidney
 - Realtor POV
 - Turn at tennis courts because it is value asset
 - 1927 advertising playing at PLA
- Kelly Salerno
 - Had clubhouse in my lake community growing up
 - It added value
 - If too close to beach, it impacts beach and those at Beach
 - Could we post calendar showing what is scheduled
 - Check PLA events
 - Would assessment help determine down below? What can we do?
- Bill Rosenblatt
 - Split up four questions - Thank you.
 - 10,000 for tennis courts

- Beach sand - what kind of sand? Very tight
 - Put sand in late in spring
 - This year white beach sand
- Scott Douglas
 - Brezina, Modrow, Seaman - thank you for pickleball
- Mark Jackman
 - Blair Academy - return investment?
 - We do charge them
- Jean Tag - Overlook Road since 1951
 - Tennis courts have lots of history.
 - Ball field - too much flooding
- Beverly Jones
 - Corners overgrown with forsythia - visibility concern
- Gail Stock
 - Q - Considering the concerns about safety shared earlier, how would we assure the same issues do not happen down below?
 - A -
 - Visibility - brush has been cleared to increase visibility,
 - Electric line - this will provide light which will increase security
 - Talks on possibility for wifi at ballfield and beaches to support security cameras
 - Planet Network - CEO shared that if we get 250 homes to sign up We will get access to internet for security cameras
- Mr. John Gilbert - Ridge Rd
 - Deed connected to him
 - Expense of these suggestions
 - Shared his like for the idea of courts - concern is the money and the possibility
 - It seems like a lot of money
 - We are a community and we go with what the people can do
- Steve Shore
 - Spend whatever it costs to remove trees from lake
 - As attorney worried
 - Please remove old tables from ball field - liability - **ACTION**
- Lewis Seiler - Ridge
 - Before talk about taking action - master plan first
 - Encourage community to join in on master plan for dialog to inform decision making
 - How much is in Capital and Operating ?
- Rachel Rosenblatt
 - Money is already in capital improvement

- Sam Seamans
 - Change in bylaws to be discussed?
 - Since 1972 always on the same date
 - The bylaws.
 - Religious holiday / personal convenience are not same
- Scott Douglas
 - 3 Board members not available
 - Proposed change wording to:
 - Or on a date approved by the Board
 - Change the language to include “in September”
- Tom Williver
 - Changed bylaws due to religious holiday no concern
- Rosenblatt - I write a lot of bylaws - When they are too strict they are too hard to follow
 - End of September - give leeway.
- Donna Shaw was asked
 - Can we amend the proposal at this point or can we amend it?
 - If all who vote are present - yes
- Rosenblatt
 - Motion to amend proposed by law to read
 - Shall be held **on or about the 3rd Sat in Sept** as approved by the Board
 - Unanimous show of hands
- Alex U
 - Blair - algae doc issue with T shape to trap garbage
 - Alex cleaned it out all summer with Blair oar
 - Ask students from Blair to clean their dock area that continuously catches debris themselves? - **ACTION**
 - Garbage removal is extreme - diapers
- Jeff Locascio
 - Amend proposal #4 for repurposed to “evaluation of land-use” or “for future planning - second Steve Shore
 - Original Proposal
 - 4. Relocation and Construction of New Tennis & Pickle Ball Courts a. Phase 1 - \$7,500.00 i. Environmental Study estimated for \$1,200.00 ii. Design work estimated for \$3,000.00 b. Phase 2 – Remaining \$3,300.00 from Phase 1 i. Allocated to start of construct
 - Revised Proposal
 - 4. \$7,500. I Evaluation of Land Use
- Discussion opened
 - 10,000 has to happen
 - 7500 only one

- Change to the naming of the proposal approved
- Paul Russo
 - Please clarify what we mean by study land use
 - Environmental studies to see what we can do on our property, specifically by the ball field
- Allen Padula
 - Capital Improvements number?
 - 142,000 as of June
- Joe Stauggard
 - Clarification on remaining - only for soft cost, no construction
- Lee Strutsky
 - Revised budget
 - She requests that on the printed budget we also pull pertinent out and write it in a text box as it had been done on the slide presentation **ACTION**
- Alex U
 - How can we ask the question “What can we build?”
- Demetrius Kanakis
 - Appreciates using our own people
 - Less than 1%
- Close the floor
- New Business - elections

Nominations from the floor to fill the seats?

Scott - Donna - can we apply votes of those who have left

- Members have option of writing in

Action Items:

1. Ask students from Blair to clean their dock area that continuously catches debris themselves? - **ACTION**
2. In the future, on the hardcopy of the printed budget, will we please pull pertinent numbers out and write them in a text box as it had been done on the slide presentation? **ACTION**

Motion to Adjourn:

2022 Annual Meeting Voting Results:

Vice President - Tom Williver

Financial Secretary - Linda McSweeney

Corresponding Secretary - Pati Grablutz

Trustee - Cindy Tracey

Trustee - Courtney Tormey

Proposals 1, 2, 3 & 4 - Approved

2023 Budget - Approved

Bylaws change - Approved