

**Paulinskill Lake Association**  
[www.paulinskilllake.com](http://www.paulinskilllake.com)  
**Board Meeting Minutes**  
**Stillwater Community Center**  
**Wednesday, September, 2022**  
**7:00 PM**  
**REDACTED FOR POSTING**

[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
ab	Donna Tappan Treasurer	x	MaryAnne Choma Recording Secretary	a b	Watson Perigo Roads & Trustee 1	x	Dave Williams Entertainment & Trustee 2
ab	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** – Patti motion, second Linda. Minutes approved

**Public Comments** - none

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

VP

- Dave and Tom working to determine date to remove buoys
- Residents inform Tom of trees that are down in the lake. Work on these after drawdown
- Tom shared his report for the what and why of the Proposal to present to the membership for approval:
  - Our courts are aged. It is time to ensure that repairing at \$7000 is worth the repeated investment.
  - We want to make informed decisions as a community.
    - Moving of tennis courts / pickleball
    - Pavilion
    - Lights on ball field - security and added versatility
    - Total \$ spent on tennis courts since installed is high - Time for updates due to age
    - What can we do with the ballfields when they are class one fields?
      - 300 feet or 150 feet
      - If courts moved to ball field, figure out zoning, work with environmental specialist, do we need environmental approval
        - Tom Dickson - may need variance on R30
        - 240-108 says these uses are permitted when something is already disturbed
        - Q - Was it disturbed before classification was put in?
          - Rich Valenti is land use attorney to support pro-bono
        - Howard Bach to design pavilion would be about 2 to 3 thousand dollars (Bach lives in lake)
        - The recollection of when (which year?) the tennis courts were replacement was discussed
        - Whether we move the tennis courts or not, we will still need to maintain them
        - We need a plan to maintain and/or update. We are spending about 8,000 per maintenance. At what point are we making poor investment?

Treasurer

- Reports Sent via email:
  - Balance Operating Account: \$165,343.28
  - Balance Dam Account: \$ 170.26
  - Balance Capital Account: \$142,721.65
- **Scott** - check for accuracy: Email from bookkeeper:
  - Budget sent T12 (June) not Aug. Net was in red but in actuality we are in black for almost 58,000.

- CPA backed out 2020 dues invoiced in Nov. She never put in the reversing entry so it presented as missing money.
- Corrections have been made.
- Advised to be very careful upcoming
- Money was there, it was misappropriated
- Treasurer report:
  - Being assessed 15.00 service charge on dam account due to low funds.
  - **Scott** - Q - where do we get money to put in this low balance account? (Operating? Let's check the bylaws.)
- Dam budget is under buildings and grounds. Q - Can we make it a separate line item? A - **Scott** to talk to Tom Perry about dam line item and move it so it cannot be touched
- **Scott** - follow up to get estimates on minor repairs potentially done during drawdown if drawdown happens.
- Motion to approve treasure report - Linda. Second Rob

#### Fin Sec

- Reviewed deposits
- 90% of 2022 dues paid.
- All notifications sent to members who did not pay yet requested to call her. Response was good. Doing well with accounts in rears.
- 49/500 in rears
- Check for Stillwater reimbursement for 52000 received
- **Scott** - follow up with Hampton on snow reimbursement
- Linda validates ownership of annual sales each year. This year she identified sales we did not know about and followed through.

#### Corresponding Sec

- Thank you Linda for support w newsletter - went out on time,
- **Linda** - will bring printed sign-in with zero balance and will bring badges
- **Pati** will bring printed newsletter
- **Scott** print ballots

#### Recording Sec

- Able to log into TV, created a typed direction sheet for Community Center users
- Waiting to do "how to use drive". We need to ensure our records are organized
- Inquired who wanted a "How to Sheet" to get started on their own (Linda yes)

#### Membership

- Batch email - trying to problem solve

## Grounds

- Garbage is being dumped behind port a john on Beach 1
- Going to local businesses looking for towing company that aligns to sign: “towing at own cost”
- Lude graffiti under bridge - call county
- Trim trees up at the ball court - not cut them down. Open view to provide better safety and cut back on private partying
- “No parking area” at Beach 2 will be painted to improve boat launching this fall
  - After complete, do a large blast to membership. “Don’t block the box”

## Roads

- All is quiet

## Enviro

- Advised that boats (especially large) out by 15th although it is not required
- Draw-down starts on Oct 23
- Blair has til Nov to use the lake.
  - They do not need the boat ramp. Their usage depends on how fast water draws down
  - They will still be able to use the water for training
- **Cindy** - We are expecting higher attendance from newer members at this year’s membership meeting. Offer what to expect and why drawdown happens to inform and educate our membership
- Carp prize = cash
- Port a Johns doing well. Scott eye-hooked them down

## Beaches

- Lifeguards shared most coming back, some not recertifying
- Ladders need to come off dock
- AEDs - collected for return
- Sheds were left open at Beach 1. Is it Blair?
- Beach 2 shed was recently left unlocked. Dave locked it.
- **Courtney** - Reset lock codes
- **Rob** - gate needs new lock
- Swim at own risk sign stolen

- Courtney was surprised that Beaches were not inspected this year as expected. Courtney assured all was up to code throughout the season.

#### Entertainment

- Oct 22 pumpkin float
- Pati put on website
- Light Pole:
  - Getting new contract due to being outside window by 2 years
  - Will have new contract soon
  - Will need to identify electrician - Village Electric gave original quote (Frank Piercy in Fredon) Frank has access to bucket truck
  - Prepping for security
- Chili cook-off Nov 7
  - **Cindy** - Keep port a Johns till Nov 14

#### President

- Questions on budget from member were overviewed
  - Increase percent and its correlation to budget
  - Income only increase by 1.5 % because other sources of income decreased
  - Budget, bylaws, and proposals must be counted
  - Scott - add itemized proposals to slide 10 - [click here](#)
  - BCC in email to the Board was not identified by community member to help with transparency

#### Old business

- Tee shirts
- **MaryAnne** - Google Drive directions to Linda

#### New business

##### **Action Items:**

1. **Scott** - check for accuracy: Email from bookkeeper:
2. **Scott** - Q - where do we get money to put in this low balance account? (Operating? Let's check the bylaws.)
3. Dam budget is under buildings and grounds. Q - Can we make it a separate line item? A - **Scott** to talk to Tom Perry about dam line item and move it so it cannot be touched
4. **Scott** - follow up to get estimates on minor repairs potentially done during drawdown if drawdown happens.
5. **Scott** - follow up with Hampton on snow reimbursement

6. **Linda** - will bring printed sign-in with zero balance and will bring badges
7. **Pati** will bring printed newsletter
8. **Scott** print ballots
9. **Cindy** - We are expecting higher attendance from newer members at this year's membership meeting. Offer what to expect and why drawdown happens to inform and educate our membership
10. **Courtney** - Reset lock codes
11. **Rob** - gate needs new lock
12. **Cindy** - Keep port a johns till Nov 14
13. **MaryAnne** - Google Drive directions to Linda

Motion to Adjourn:

Next meeting date, time, location:

Closed Session: none