

Paulinskill Lake Association
www.paulinskilllake.com
Board Meeting Minutes
Stillwater Community Center
Annual Membership Meeting
Saturday September 23, 2023
7:00 PM

DRAFT: To be approved at annual meeting 2024

[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 –

- THANK YOU!
 - Donna Tappan
 - Treasurer service to the PLA
 - Working closely with bookkeeper and Finance on all budgeting
 - Great work by Donna and we truly appreciate all her hard work.
- Pickleball Lines Installation on second court
- Hal Cohen, Blair MacKensie and Jeff Wallis

- Scott made a motion that we do not read minutes of 2023 Scott . Linda M. second.
- Q - Doug Modrow - post annual minutes?
- A - Last year, the Board agreed annual minutes are available upon request. This year was a pivot; the Board agreed during the Sept monthly meeting that we post them on the website. MaryAnne addressed the issue.
- Board agreed, annual minutes will be posted within a month of the meeting in the future.
- Scott Douglas - 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. T
- 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
 - 27 yes
 - 0 no
 - 5 abstain
 - Motion passed

Reports of Officers, Committees, and Board of Trustees

President

- 2023 was another year of continued focus on process improvement of Collections
- You can pay your dues online via the PLA website!
- Direct Bank Payments (no fees) – 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
- Lake Usage
 - 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 your Capital Improvement Account of \$6,000.00 (tax and shipping costs included).

- Three each – Outdoor Park Grills. To replace current grills
- Four each – In Ground Mount Beach Bench with Back – 6’ Green
- One each – In Ground Mount Picnic Table – 46” Round for Beach 2

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 - The Board reviewed our historical values, needs, and wants as a community. (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?
- How does this information help guide our next steps?

The What:

Wander Ecological Consultants completed the initial assessment of the area between the parking lot and the playground/basketball court.

Wetlands were delineated. His opinion is that the proposed area is far enough away.

Next step is to get site plan drawn up with options:

Pickleball courts, 25’ x 25’ Pavilion, additional tennis court?

Options presented at Annual Meeting or Special Meeting

Wander Ecological Consultants would then issue letters stating proposed disturbances are <150’ away from wetlands.

Letter to Stillwater Township for Flood Hazard Area for Permit-by-Rule if disturbance encroaches within 300’ of the stream.

The How:

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.

Howard Bach, Civil Engineer that lives in the community

Cost: \$2,000 to \$4,000 for design work(Already set aside)

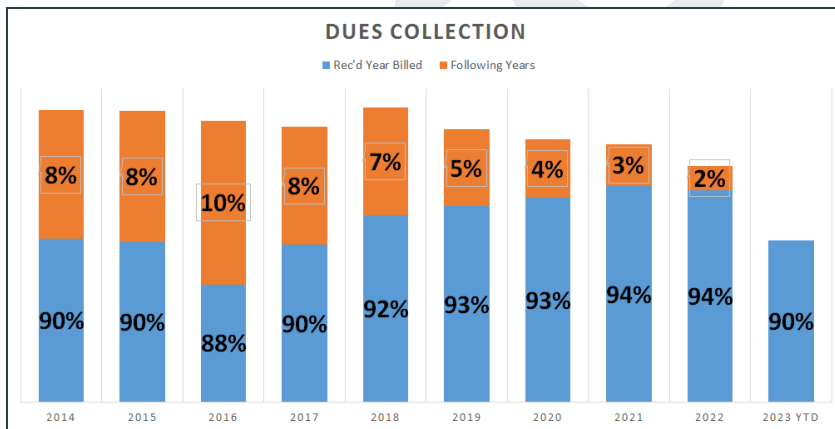
Kevin Hanna, Licensed Land Surveyor to set up distances from Wetlands.

Treasurer

- Dues remain at \$660 for 2024
- Account Balances as of September 20, 2023
- Operating: \$239,039.00
- Capital Account : \$146,563.89
- Dam Account : \$ 10,162.36
- Shared reserve : \$163,904.57

Fin Sec

Below is an overview of PLA Dues payments from 2014 to present. As you can see, we are collecting more dues in the year billed since we started sending invoices in November. We have worked with more members implementing payment plans resulting in less amounts overdue.



Corresponding Sec

Best way to contact us is through email. The 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 and is posted on the PLA website under “Meeting Minutes and Newsletter.” To find out what’s happening in our community, go to the PLA website and click on “Monthly Updates”, which is updated after every monthly meeting.

We would like to make sure our records are current and will be sending a form with the 2024 invoices to update your name, address, best contact number, email address.

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 will now be posted on website after review by Board at next meeting
- Change of email address:
 - For better transparency and ease of use, Board is transitioning from Zoho Drive to Google Drive. This includes the use of gmail as our email address.
 - We have been using our new Gmail addresses internally for a few months and are working to upload our important documents to a shared Google Drive.
 - Better access to communications with membership via Gmail

Membership

It’s been a busy year so far, meeting all of our new members!

18 new members, so far, were welcomed to the community with a PLA Welcome Booklet!

More to come!

Bob/Cathy Schultz Sandra Squires & Allen Stoll Felicia & John Sterlacci Donna Bassin	John & Linda Mastriani Hannah & Mac Wurzbach Robert and Maureen Guglich Marc Siegel & Gail Wagner
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Andrea Dovalle & Samantha Viguie Stephen Vadja & Shinko Araki Matthew & Kali Rizzo Edward Hostfee Capano, Gina and Portilla, Mario	Courtney Johansen and Mason Pfeil Kevin Burke & Faith Ely Melissa Scanlon & Matthew Daly Brian Sims Angelo Arroyo & Alla Lopez
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Website:

- Paulinskill Lake:

Facebook Pages:

- Paulinskill Lake Association

PLA Events

PLA Text Messaging Service: 227 Members (so far!) are receiving instant communications about PLA events, announcements, etc. Sign up on our website!

PLA Email Alert Service: 387 Members (so far!) are receiving instant communications about PLA events, announcements, etc. Sign up on our website!

Thanks to your neighbor Karen Felix for being our Yoga Instructor for the last 3 sessions!

Next Session: Sun, 9/24, 8am on Beach 1

Rain Date: Sun, 10/1

Last Session: Sun, 10/8

Coordination with Water District on water main replacement

Possibility of gas lines going in

Grounds

Palmer Landscaping continues to maintain the grounds

Downed Trees within the lake are pending a schedule for removal

An uptick in graffiti and vandalism has been noticed. Please communicate with us!

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

Completed and on track

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

E.Coli Testing for 2023

320 per 100ml warrants retesting

If retesting results are 320+

Beach closure

Encouragement to use Rain Gardens and rain barrels

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.

Beaches

Children's Day Camp

Swim Lessons

Chess Nights

Kid's Brunch & Board Games

Beach to Beach Swim/Float

Thank you all for a great summer!

NJ Certified Waterfront Supervisor

Beaches Improvements & Updates

Lifeguards & Water Safety

Membership Badges & Beaches Attendance

New Sand for Beach 1 & Beach 2

New ropes & buoys

Lifeguard white boards

Looking Ahead to Summer 2024...

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

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

Ron Volk:

Shared written questions with Scott and Watson

1. Q - unregistered autos and other debris?
 - Valid question. Never been raised
 - We can do this work but stillwater residents can make the same demand of the town
 - PLA can share this responsibility with community members
 - Ron - past experience, neighbors are reluctant to complain about their neighbors
 - Board can discuss at next meeting
2. Q - Plan to update the books for new members?
3. Error in last year's amendment
4. What is the status of last year's capital improvement?
 - The proposal was amended to read as land usage
 - Tom addressed the status of this project during his report
5. Why are we not following sunshine during monthly meetings

- Executive sessions are permitted.
 - They are used as a way for the board to discuss with each other agenda topics and refine how they will be presented prior to going
 - Q - Do we need to give the membership the larger topic at hand?
 - State laws
6. Q - Why oversimplify the budget report?
- A - presenting a budget that is easier to read
 - A - we have the breakdown, just request it
7. What grade did we get on the independent financial report?
- A - we will get back to this question. We
8. Three areas of significant increase.
- Since 2020 increase by 50%
 - Payroll 44% since 2020
 - Administration 31%

Jean Tag overlook road

- Is membership still required? The newsletter invited people to join the meeting. This is confusing
- A - Language used to encourage engagement from the membership, not public at large
- A - Yes, you must be a member
- Q - voted last year to remove trees from the lake. Did it happen?
- A- mother nature did not cooperate with drawdown. We could not get the contractor scheduled. The hole that releases the water is only 36"
- Q - will the budget still include these funds?
- A - yes

Bill Rosenblatt East Walnut

- Last year - Planet Network. will give us video cameras for security at the ballfield. Update?
- Compliment for the board
- Agree w Ron, South Shore - abandon cars is big issue
- A - only 200 homes signed up. They did not get ½ the association.
- Tuesday is the meeting to get a cost for what they will charge us for what it will cost for cameras
- This will be on the meetings

Earl

Euster

- Trees on the dam - Understand not standard operating procedure. This issue should be in the budget because this is a continued issue. Should it be a line item in the budget?
- We don't have a procedure for garbage removal. This is a problem.

Mia Volk 941 Deer Run

- Why are we expanding when we have so much graffiti and garbage that people need to deal with?
- A - great points. It will be up to the membership.
- Culture of taking pride
- Improve on our grounds is
- Why were Edgewood and Cedar done this year and roads like Deer run were not due to sequence?
- A - Trying to get shoulders built up to improve snow plowing capabilities. Part of a rotation plan . All of Deer Run scheduled for next spring when the weather agrees.

Doug Modrow South Shore

- Car on South Shore has been removed
- Capital Improvement - 4 benches. Where placed? Request for 2 in pickleball benches
- \$14,000. I understand that goes to port-a-potty and treatment. Can this money go to trees?
- A - testing, chemical treatment went up, Yes, there is money. Yes we will get trees out. Timing - not sure
- Tree near the bend is 50 feet into water and presents a hazard.
- We have over ½ million sitting in the bank. Can some be used to offset dues?
- **ACTION** - A - We can look at this idea of using extra monies to offset dues
- A - our shared reserve account is up. From 2020 on at least 50 homes have been sold. This IMF fees goes in there
- The IMF used to match dues. Now it is 1000.
- Payroll - cost. Comment on 4 guards paid when nobody is swimming. If you close the beach you do not need to guard it.
- Shared concern if we do not offer guards consistent hours they will go elsewhere for work and we will not have guards
- A - The Board can look at it and take into consideration when making decisions

Connie Kraws on East End

- Thank you to Watson! They paved the ditch and other areas and oiled and chipped along with Valley View Terrace.

Bill Rosenblatt

- Not for Profit - don't spend all your money. If you have money, leave it. You never know when the next tragic thing will happen. Leave the reserves. Do not use it to decrease dues.

Earl

- Q on responsibilities of the lake on the draw down.
- A - application for draw down. They can only happen on certain dates (Nov -Feb).
- We can only go down 4 feet and get in trouble if we go more
- Downstream effects are always a concern. It is a careful science
- Russ been tracking the data of inches of rain correlated to water level
- We can only do it every 3 years. The state would prefer we NEVER have draw down

Kelly Salerno

- Thoughts about guards looking for employment elsewhere if not enough

Herb Roseneck Ridge Road

- Assemblyman - Are there grants that the state legislature will grant for lake maintenance and dam repair? Have we returned to any state agencies? We cannot keep up on all of these demands just on dues.
- **ACTION** - The Board will look into this idea of grant monies available

Ron

- Front of the homes are the lake. South Shore is their backyard.
- Ridge road front yards lake and back yards the road
- Maybe the ordinances have changed

Jean Tag

- Entertainment committee - nice to know that it continues to go and it is nicely advertised too.

Vote:

New Business Elections - Nominations

PLA 2022 Ballot
Election of Officers and Trustees

President
Scott Douglas

Treasurer
Linda McSweeney

Recording Secretary
Mary Anne Choma

Trustee Vote for Two (2)
Watson Perigo
David Williams
Gaile Stocks

► Nominations from the floor?

For each ballot you have:

1. Circle or write in one vote for each Officer position
2. Circle or write in or create a combination of two votes for Trustees



Action Items:

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 - ACTION - A - We can look at this idea of whether or not to use extra monies to offset dues
- Assemblyman - Are there grants that the state legislature will grant for lake maintenance and dam repair? Have we returned to any state agencies? We cannot keep up on all of these demands just on dues.
 - ACTION - The Board will look into this idea of grant monies available

Motion to Adjourn:

2023 Annual Meeting Voting Results:

- President - Scott Douglas
- Treasurer - Linda McSweeney
- Recording Secretary - MaryAnne Choma

- Trustee:
 - Watson Perigo
 - David Williams

Draft