

**Lake Kitchawan Association
Minutes of the Board Meeting
September 25, 2019
6:00 – 7:30 PM**

Location of Meeting:

Lake Kitchawan Clubhouse
167 Lake Kitchawan Drive
South Salem, NY 10590

Board Members Present:

Artie Wanek, Bridget Wanek, Diane Banyai, Eileen O'Halloran, Patricia MacRae, Joe Niola, Leah Graygor, Ti Graygor (LKA member),
Aimee Hodges, Rui Oliveira (LKA member)

Approval of the Minutes

The minutes of the August 28 meeting were distributed and approved by a majority of those present.

Approval of Agenda

The agenda for the meeting was distributed and approved by a majority of those present.

President's Report:

- Boat ramp – The rocks on the road leading up to the boat ramp are too course, we need gravel there.
- Bathroom door installation – Rui said her could remove the window and install the new bathroom door next week for \$700. Bridget approved and Joe seconded it.
- Front door installation – We paid \$380 for the front door and Artie will install it.
- Split rail fencing (gate) around the garden and basketball hoop need replacing – We need an eleven foot split rail section. Bridget spoke to Wally Duke and the project was tabled by the board until spring.
- Cat Tails – James of LKCC will be using a hydro raking machine to clear the cat tails on October 14. It cost \$300/hour. We will have a better idea of how many hours it will take to clear them once he's done some work.
- Propane heater in the clubhouse is fixed and working.
- Is the Business Agreement for the clubhouse done? It was put on hold until spring when the new floor should be done and Patty can offer yoga.
- Private Road Committee – Now that Laurel Road is fixed the homeowners don't want plowing on the street if less than three inches of snow. There is concern that the loose gravel will messed up. Leah said she would speak with her neighbors about this issue.
- Clubhouse interior painting and new flooring – tabled as a spring project.

- Flag Pole installation – We need helpers to dig a hole to install the flag pole.
- Resolution of 22 Grandview and other homes – The board decided that if we do a resolution to allow homes into the community we need a lawyer, otherwise we could be opening up a Pandora's Box. A premeeting with council, paid fifty fifty by home owner and association, should be held before an open meeting. Patty recommended Jim Henson and Aimee recommended Bill Lonergan.

Treasurer Update:

- Bridget reported that the LKA available cash balance is \$28,605.
- \$6500 will be set aside for winter plowing. Should we continue to use Bill Fink's company?

New Business:

- Patty asked if we have a mission statement. It is needed for the grant.
- Arrears will be put on the web site and in the dues yearly mailing.
- The board agreed that the float should be left where it is, just pull up the anchors onto the float.
- The next meeting is November 6 at 6:00.

Respectfully submitted by:

Diane Banyai