

MEETING MINUTES

DATE: Monday 6/24/2019

TIME: 6:40 pm to 8:32pm

LOCATION: LKA Clubhouse

- **Lake Kitchawan Association Board meeting**
 - **Board Members Present:**
Marie Chariot, Johanna D'Amore, Leah Graygor, Aimee Hodges, Al Mercado, Joe Niola, Eileen O'Halloran, Artie Wanek, Bridget Wanek
 - **Board Members Not Present**
Diane Banyai, Michelle Cullen, Patricia MacRae
 - **LKA member Present**
Ron Egloff

Approval of May 13th 2019 minutes:

All board members present reviewed the May minutes. Additionally Aimee Hodges moved to adopt the May 13th minutes. Bridget Wanek seconded. **Vote taken, minutes approved.**

Approval of agenda:

All board members present reviewed the agenda. **It was then approved by all.** See agenda attached.

President's Report:

Artie Wanek proposed changing the front door of the clubhouse. Brief discussion ensued. He then made a motion to replace the front door which is expected to cost approximately \$ 300.00. Marie Chariot spoke of a metal overhang(for the front door) at her job that would be appropriate for us. She will look into this for us. Additionally we need a new sill plate. Johnna D'Amore volunteered the services of Sean, a master carpenter, who would be willing to install for us.

Leah Graygor seconded Artie Wanek's motion. **Vote taken. Motion passed.**

Discussion was had regarding the 2nd item on the President's agenda.

Artie proposed removing the window to the big bathroom to replace it with a door. This would then allow LKA members access to the bathroom (by going around to the back of the clubhouse). In the past, during a rental party, when LKA members need use of clubhouse bathrooms this has created avoidable awkwardness. **Discussion took place on the pros and cons of this solution**

Artie made a motion to proceed with the agreed upon expense of \$ 300.00 for this project Artie further informed us that Mike Lynch (plumber - who lives on Ridgeland Rd.) and his brother, volunteered to do all the plumbing for free as a gift to LKA. Johnna again, generously offered the services of Sean to install this door.

Eileen seconded this motion, **a vote was then taken and motion was passed.**

Bridget spoke of the success of the recent treatment (done on 6/14) with muck tablets of the Lake.

Discussion took place.

Artie made a motion to approve the purchase of 2 more muck treatments costing \$ 600.00. This will be done in the next two months. Motion was seconded by Marie, a vote taken, motion approved.

Other Business:

After a party rental this past weekend, the clubhouse was not left clean. ***The board discussed this issue, agreed to amend the rental agreement for further clarity. The board then voted, not to reimburse the full \$100.00 rental deposit but to only reimburse \$50.00.*** This \$50 would then be paid to our cleaning lady who took it upon herself to clean up after the party.

A motion passed to put the future minutes online. Kara will do this once the minutes are approved by the board.

Capital Improvement fund will start this June with \$ 1,500.

Another motion made and passed to purchase a new message board to be mounted at gate entrance to lake.

Open items:

Wood needed to repair the split rail fence is needed in the garden and around the basketball hoops. Marie Chariot volunteered to ask Wally Duke to price out the cost of these repairs.

Artie stated that the piping under the clubhouse from the men's bathroom will also be repaired by Mike Lynch on 6/27.

The board discussed whether getting a second refrigerator was a necessity or a luxury, no decision was reached on this.

Treasurer Update:

Attached see monthly cash flow report submitted by Bridget Wanek, our treasurer. After review, Eileen made motion to accept, Aimee seconded. Motion passed to accept treasurer's report

Bridget informed the board that a full audit can't be done. LKA does not have enough past receipts from the previous treasurer to warrant this.

However, a semi-audit can be done costing between \$ 700 and \$750. The semi-audit will encompass the time frame of when Bridget took over LKA's books. This would involve locking the computer thus preventing any altering of records. No board action necessary yet as we have until December to decide Bridget said. Al Mercado wondered if we could get a audit done for a lesser amount.

Other items:

Private road committee still in its infancy, Johnna stated .She spoke of the adverse effect on Spruce Rd. created by Grandview Rd. (a town maintained road) as the water pours off Grandview straight onto Spruce during rains. There are no catch basins on Grandview near Spruce. Eileen has placed call into Peter Ripperger's office. He is the town's highway superintendant.

Board agreed, by way of thanks for their continuous volunteer efforts, to give Rui Olivieri and his wife, Susana, a \$ 200 gift card. On dumpster day, Rui brought his big crusher truck and compressed all overflowing dumpster junk. This saved LKA a good deal of money. He also did cattail removal. Rui's wife is ever vigilant, constantly tending the plants around the clubhouse and beach area.

NEW Business:

Decisions made regarding the upcoming LAKE PARTY on 7/20/19:

Cost of DJ is: \$ 350.00, we owe him a balance of \$250.00. Board agreed to continue with our swim at your own risk policy.

Board approved \$100.00 to purchase prizes for kid's game participants

Eileen, Johnna, and Leah will sit at the registration table and take money. Kara will give us a printout of all who have prepaid.

Board agreed to hire an ice cream truck costing \$ 200.00 as a community perk for all attendees at the party.

Bridget gave Johnna a food shopping list, etc. Leah and Marie may go to Costco with Johnna to purchase these items.

Note: the next meeting of LKA is to take place on August 12, 2019

Meeting adjourned at 8:32 p.m.

Acting Secretary: Eileen O'Halloran 6/24/2019
