

**Lake Kitchawan Association  
Minutes of the Board Meeting  
February 26, 2019  
6:00 – 7:00 PM**

**Location of Meeting**

84 Hemlock Road  
South Salem, NY 10590

**Members Present**

Artie Wanek, Leah Graygor, Eileen O'Hallaron, Bridget Wanek, Diane Banyai, Patty MacRae, Joe Niola, Michelle Cullen

**Approval of the Minutes**

The minutes of the January 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 Report:**

1. Clubhouse Interior – Kitchen Renovation: To put in a new clubhouse floor will be \$1000. The entire kitchen renovation will come to \$1300. That includes new base cabinets, sink and facet. The board approved the renovation with \$2500 as the total price. Eileen motioned that if the renovation were to go over \$2500, then the bid would need further approval by the board. Patty seconded the motion and it was approved by the majority of those present.
2. Clubhouse insulation of walls: Two quotes were gotten for the insulation from top to bottom of the clubhouse. Hypoallergenic foam will be blown into the walls for year-round use. The first quote was for \$6809 and the second bid was for \$4250. \$6500 was put aside for snow plowing and since we haven't had any snow, that money can go towards the insulation. Bridget motioned that Echo Green Solutions, the lesser bid, get the contract and Michelle seconded the motion.
3. Dumpster Day: The date has been changed to May 30.
4. Yard Sale: The yard sale will be held in conjunction with Dumpster Day on May 30. It was suggested that \$10 per table would be a fair price. An LKA table should be set up as well.

5. Universal signs: Bill Trench was consulted and suggested plexiglass to protect the hooks. A decision hasn't been made on this issue yet.
6. New BBQ on rental agreement: Joe, as the clubhouse manager, will add the BBQ to the rental agreement. \$10 was agreed upon with an option of propane gas available with an additional fee.

**Treasurer Update:**

1. CPA Update: It takes three years of accounts to make an audit. Bridget became the treasurer June 2018, so we will have to wait another year before an audit can be done. A new CPA was consulted and she wanted \$950 to do the taxes, so we will continue using Mr. Creamer for \$550.
2. "Special Rate" dues: A letter went out to families paying a "special rate" for dues and they were notified by Bridget that they have to pay the current dues fee.
3. Ballot sheet: Bridget showed us the ballot sheet for the Annual Meeting election and everyone agreed it was fine.
4. Bills and welcome packets have gone out.

**New Business:**

1. Rui will remove the cattails from the English property for \$500.
2. Rui will build a ramp, railing and decking for the new bathroom door for \$600.
3. Rui wanted \$1000 to build a closet for the large bathroom and the board did not approve the expenditure.

Respectively submitted by Diane Banyai