

**Lake Kitchawan Association  
Minutes of the Board Meeting  
May 13, 2019  
6:30 - 8:30 PM**

**Location of Meeting:**

Lake Kitchawan Club House  
167 Lake Kitchawan Drive  
South Salem, NY 10590

**Board Members Present at Meeting:**

Artie Wanek, Bridget Wanek, Leah Graygor, Diane Banyai, Al Mercado, Michelle Cullen, Eileen O'Halloran, Johnna Damore, Ron Egloff (guest), Marie Chariott, Aimee Hodges, Joe Niola

**Approval of Agenda**

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

**L Review of Previous Minutes**

The minutes of the April 28 annual meeting was distributed, corrections were noted and approved by a majority of those present.

**II. Consideration of Open Issues**

The board meeting opened with the president disclosing that funds were unaccounted for during a routine audit by the new treasurer. As a result, the former treasurer was asked to step down from his position on the board and not to run again. He complied with the request and left the meeting.

**Treasurer Update:**

Bridget distributed the financial report and the board reviewed it.

- A list of residents whose houses are in lien was distributed and should be used by board members to ascertain who has lake privileges.
- Aimee made a motion to purchase 14 yards of sand at \$756 and a quart of paint for the pallet which will store life jackets. Marie second it.
- Boat stickers are not going fast. On Dumpster Day boats on LKA property without stickers will be thrown out. We can't touch boats that are on town property.

**President Report:**

- There will be a new lock on the club house door and board members will receive a new key.
- Treatment of lake in the fall for cattails, etc. \$300/hour.
- Aimee made a motion and Marie second it to purchase muck tablets at \$300 per ½ acre. It is nontoxic and acts like Rid-X.

- A letter was sent to the fire department asking them to fix or move the dock since we lost half the dock with the new pipe installation.
  - We will use Cannistra of Mt. Kisco for taxes and outside auditing. The LKA computer will be locked in with the info and ready for use next year.
  - Kaz on Hemlock to donate fence. Joe said we should ask Wally Duke to help as well.
  - It was proposed that a new canoe/kayak stack be purchased.
  - Piping under the clubhouse for the men's bathroom is getting priced out.
  - What with the wear and tear to the clubhouse we need a capitol improvement fund. Eillen is looking into when it was originally suggested.
  - Dumpster Day Volunteers:  
Al will meet the dumpster guy first thing in the morning to oversee the operation and return in the afternoon.  
Micheel 9-11  
Bridget and Artie 12-1  
Eileen and Joe 1-3
- 
- Community Celebration July 20  
DJ \$350  
Food, etc \$250 last year  
Joe will contact LaRae who volunteered to purchase the clams
  - Johnna will establish a private road committee with a mixture of private and nonprivate road residents.
  - DH asked \$7900 to fix Laurel Road.
  - A letter will go out to the five people who are currently paying "special dues" informing them that the dues will return to the normal rate. Artie made the motion and Aimee second it.
  - "If you don't want to pay, you don't have a say" Joe motioned and Aimee second it that only members in good standing can vote at the annual meeting.
  - The common driveway apron needs repair, \$1500 estimate.
  - Joe said Rui will remove the cattails so the water can be tested.

### **III. New Business to be Considered**

- Eileen made a motion and Artie second it that the LKA should have an annual yard sale before dumpster day.
- On the 22 Grandview situation, Joe will write a resolution stating that certain parameters have to be met before we vote on the issue.

Respectively submitted  
Diane Banyai