



July Board Meeting  
CC 6 pm 7/13/2021

In Attendance: Joe McGraw, Frank Kane, John Foff, Ruth Burke, Ian Farr, Alison McHale, Maggie Mariotti

**1.) Financials – Frank Kane**

AR, Balance, Check Detail

- Ian Farr will look at a bill from Reuther and Bowen
- Common Area Improvements line item clarified

**2.) Rules & Regs.**

- Enforcement by Club Attorney or attorney appointee
- Non-members at beach house and on commons – Alison reported that there is a young woman who is NOT a member at the lake who continues to swim the lake at the Beach House and questions WHY she is prohibited. A letter will be sent to her home letting her know that ONLY MLC members can access the Common Areas without a property owner

**3.) Commons**

- Policy and Procedures - Intended Use of Commons
- Hazards on Commons - glass and metal shards were reported on the Ice House Commons after the house next door was demolished.
- There was an involved discussion about the Perch Commons as a new lake member, Mr. Ryan Barletta, has cleared it and put up a storage structure, retaining wall, grill and fire pit. He has encroached on to the Brown and Levia properties, had sand and stone delivered
- The neighbors around this Commons came to the meeting to find out what the Board was going to do because of the development. Aidan Brown, Maureen Walker, Jerilyn and Henry Gutner, Paul Blackledge, Josh Mast, Erica Levia and Steven Wallace were in attendance.
- Joe McGraw spoke to let the attendees know that Mr. Barletta had opened up the Commons to access the lake from his property across the

- road. Mr. Barletta spoke and told the meeting that he was only doing what he had seen on other Commons. He was asked to remove the grills, storage structure, and fire pit which he agreed to do
- It was discussed that other Commons have grills, tiki torches, fire pits, etc on the properties which are prohibited.
  - A “Commons Committee” headed by John Foff has been initiated to let the members who have these same articles on the Commons know that they have to remove them to be in compliance with the “Rules and Regulations” of the MLC.
  - The Commons are being mowed once a month by Mr Lesh to maintain greater vigilance on the properties
  - WORK ON THE COMMONS CAN ONLY BE DONE BY THE BOARD AFTER BOARD APPROVAL
  - The Board will meet on the Perch Commons on Saturday 7/17/2021 at 10:00am to address HOW the Commons will be repaired.

#### **4.) Environment**

- Environmental Monitoring and Enforcement – Dan Farnham
- Sand in Lakes is Prohibited - Restoration of Shoreline will be an ongoing project 2021
- Tree trimming request – Tellie’s, Kane’s, Oak Commons, Terrizonis have mad specific requests for dead trees to be removed from club properties adjacent to their properties. The Tree Committee will assess each request and get costs. A motion was mad to get quotes for this work by Ian Farr, motions seconded by John Foff
- Cattails in Big Lake (Phosphorus from Fertilizers and Urine), North American Pond Weed – this will be assessed in August by AEC

#### **5.) Roads**

- Roads – Tar n Chip – 2021 – Going forward, quotes will be done in April with Required completion timeline
- S-Turn Project - Status of Project - Frank Kane
- Frank Kane will get quotes for work to be done on East Shore Drive at the base of the Maple Hill Road
- Brian Churi of the Roads Committee will be working with Jim Keating to add stone to some of the pothole areas.

## **6.) Security**

- Speeders on Club Road. Residents are Responsible. Insane Speeds
- Security Patrol – Determining security clearance and educational class

## **7.) New Business**

- Jefferson Township Dive Team Training – Alison McHale Is working with Jefferson Twp to allow their dive team to train in the lake. Training will begin 7/17/2021
- Wifi will be added to the Community Center for more consistent cell service for the lifeguards. A land line is still set up in the lifeguards room
- Maggie Mariotti will look in to getting Beach Tags for members so that the lifeguards will be able to determine if guests are MLC members
- Betty Burns and Rita MacNeal approached the Board to get a generator at the Community Center. They were concerned that if there is a local loss of power, residents would have a safe place to shelter. Quotes will be done by Ian Farr and a determination will be made – a motion was made to do this project by Joe McGraw and seconded by Ruth Burke
- The Jefferson Twp Fire Department sent a letter to the Club asking that we get additional street signs, installing them at a specific height for greater visibility. Joe McGraw made a motion that we get the signage. Alison McHale seconded. Ian Farr will assess and get quotes.
- Frank Kane reported that there will be a “341” meeting for the creditors on the Kubasko property - this will be handled by our attorney Bridget Carey on August 9<sup>th</sup>. This is a bankruptcy proceeding.
- John Foff made a motion that Officers (except President )be the only persons to sign checks. Maggie Mariotti and Alison McHale will check with NBT bank on the procedure to change signatures.
- Alison brought up a concern that people were parking in the Fire Lane at the Community Center when events were held there.

- It was also noted that GARBAGE CLEAN UP from overturned cans is the responsibility of the homeowner. Bungee cords should be used to secure cans so animals cannot open the lids.
- The Beaver Hut in the Big Lake needs to be destroyed. This would necessitate access from the Dempsey's property. Joe McGraw will ask Wilmot if he can do the project and Joe M will clear with the Dempsey's
- Annual dues need to be revisited to cover increasing costs.
- The dumpster is for Community Center use only

A motion was made to end the meeting by John Foff and seconded by Alison McHale.

The Board will meet again on August 10<sup>th</sup> at 6:00pm