



Board Membership Meeting
6:30 pm 5/9/2023
Zoom Call

In attendance: Joe McGraw, Frank Kane, Ruth Burke, John Foff and Maggie Mariotti

Financials – Frank Kane

- Budget
- AR, Balance Sheet, Check Detail, P&L

Land & Lakes – John Foff

- Unclaimed Boats - If owners are known, send notice of disposal now – members seem to be letting old boats “loose” – we need more responsibility – somebody dropped grill in front of container at Beach House – the membership ends up paying for this – mention at General Membership meeting
- Commons Surveyed and Documented. Encroachments must be corrected. Unclaimed boats will be left on the Commons til October as Lesh has not picked them up
- Joe McGraw drafted a letter to be given to club owners who are encroaching on Commons – a copy will be given to members via our attorney
- Green Metal Fence Post will be driven on all Pin Markings – Frank is going to look at safe alternatives to the 4 foot metal bar that John Foff researched. Joe wants “tent spikes” with rubber tops
- Stop Sign was put on Lavis Road – a number of lots have been sold
- For the 30 acre plot that has been sold via Moosic Lakes Inc, the access road goes between lots 18 and 19 and proceeds $\frac{1}{2}$ to $\frac{3}{4}$ of a mile
- Update on size of Pickle Ball / Basketball court – not started yet as we are waiting for good weather to pave – Maura Farr is setting this up
- Trees – 5 Dead noted on Maggie’s Property, 2 on Kurt’s right of way. Any other noted TREES?

Environment - Ruth Burke and Alison McHale

- Environmental Water Quality Monitoring and Enforcement/AEC approved for Little Lake
- Lake Water Testing for Swimming – Alison please contact Farnham & Associates
- Ways to Love Your Lake – 20 minute Presentation June 2023 Meeting
- Recommendation on tree planting. Trees Planting not saplings
- Debris, docks, boats and barrels, Grills in lake and at the dumpster

Roads – Brian Churi

- Roads – Tar n Chip – 2022/23. Tar n Chip from S-turn to ballfield.
- There is a lock box for the water company shed to store the pickleball net OR we can look at a storage box from Sams OR tie it down?
- Dust Control will be done on 5/16

- Lake Wallenpaupack Watershed meeting – Tuesday June 13th – 7 hour meeting – Brian Churi, John Hennemuth are going to represent Moosic Lakes
- S-Turn Project - Reuther Bowen – New contract submitted
 Letter from Reuther + Bowen: With due respect, your below description doesn't correlate with our record and understanding of the situation regarding the outstanding bills from 2019/2020, and I do not have anything in writing stipulating that we would waive fees. We have been sending statements and copies of invoices to the contacts we had for years now, and through all of 2022, seeking to be paid which were going to Frank at the email address above, as well as ALIMC878@gmail.com (maybe this is Kevin's email?). Our AR department has tried calling people repeatedly as well during this timeframe. Our latest similar email below from the 2nd is consistent with what we have been communicating this entire time.
 The only people in our firm who have authority to negotiate any dissolution of fees in our firm is Jeff Kelly and myself as shareholders, and neither of us ever did so. Based on this, we were fully expecting to be paid for past fees due as part of this new assignment.
 Please know, we did not turn this over to a collection agency in 2020 or file a claim because of your association being a longstanding client. In our view, we were essentially being "nice guys" in moving forward with this latest scope of work despite being owed nearly \$5000 for 2-3 years. Even if we can receive payment now, your association is essentially receiving a 20% discount due to escalation costs and finance charges being waived. I hope you also recognize that this lack of being paid also contributes to the project priority status here.
 - Dave Lopatka was our contact person and HE negotiated terms for Moosic Lakes – we did have an invoice for \$3600.00 – Reuther and Bowen say he had no authority
 - Frank Kane spoke to Mark Reuther who redid the bill – there is a charge for 40 hours of work and we cannot determine when that happened.
 - There were 2 years of back and forth with no clarity
 - Frank will follow up – we had ALREADY paid for the design work – all of this will have to be resolved

Security/Miscellaneous - Maggie

- New Bulletin Boards were installed at the mailboxes and the Beach House. These boards are enclosed in glass for protection from weather
- PA Fish & Game Presentation at Meeting – Joe Spitzer – 20 minutes allowed
- John Cowley was notified and verified need for Soil & Erosion Control Plan for 30 Acre parcel driveway. Definitive agreement allows for access to parcels of land via our roads.
- As for the "Swamp", it is still for sale. Moosic Lake Inc has appealed for an encroachment – the property will incorporate 12 foot driveway access to get to the 2 acre property
- The Glen property – it is approximately \$15,000.00/acre
- June General Membership Meeting – Ruth will be away so the tree sale will be in August
 Are we holding Elections Again? Not until August meeting – we still have a director's position unfilled – Joe McGraw will ask for nominations

General Membership Meeting – Sunday June 4th at 11:00am
 Meeting adjourned at 7:40pm