



Loon Lake HOA Board Quarterly Update

Hello Loon Lakers,

Activity at the lake may have slowed down for the winter, but the LLHOA board has been hard at work. As part of our initiative to communicate with the membership on a more regular basis, we have formed a Communications Committee (which includes Tom Scatchard, Mark Beese, and Carleen Madigan) and will be sending out quarterly updates from the board.

Committee Reports

Executive Committee: We regret to say that Peter Trout has decided to step down as president and resign from the board. During his time as president, Peter was instrumental in creating better board procedures, setting up training so that board members understand their responsibilities under New York State law, and taking the lead on attempting to negotiate a solution to the dock issue on Blue Spruce (which is ongoing). We thank him for his service. Carleen Madigan has stepped in as interim president.

We'd also like to report that all board members have signed conflict of interest forms. The governance committee has also drafted a code of conduct and confidentiality, which all board members have agreed to and have signed.

Fundraising Committee: To date, we have raised \$9,133 for our development defense fund, from 32 donors. Thank you to everyone who has donated so far! We took a break from fundraising over the holidays, but we are now back at it. Our goal is \$25,000. Please read the description of the fundraiser here, and consider donating:

<https://givebutter.com/ruaxVI>.

You can also donate via PayPal (go to <http://www.loonlakehoa.org/membership.html>, and select "Development Legal Defense Fund" from the drop-down menu) or with a check (LLHOA, PO Box 219, Vermontville, NY 12989; please indicate "Development Legal Defense Fund" in the memo line). Thank you!

Deeded Rights and Development Committee: The committee had a very busy year. After

almost 2 years of deed data compilation and analysis, summer 2023 efforts included community notifications and county filings contending that there are no more deeded rights available to the four designated lake access areas.

During the fall, the committee concluded the arduous task of finding an experienced attorney and the law firm best suited to address our complex issues and support our efforts. We are pleased to report that the LLHOA Board has approved the attorney recommended by the committee and has retained the Albany-based law firm of Whiteman Osterman and Hanna LLP.

Communications Committee: The board approved the charter for the Communications Committee as a standing committee. In addition to sending out quarterly email updates, the group will be coordinating online storage for all key board documents, and is investigating options for redesigning the LLHOA web site.

Membership Committee: The Membership Committee was fortunate to have been led by Linda Zintl until recently. We would like to take this opportunity to recognize her unwavering efforts to make Loon Lake a better community. The reins of the committee have been turned over to Pat Spinner, as of January 2024. Pat will continue to work with the committee members to build community support for the HOA and increase membership. The committee members include Eric Schwartz, Joan Cappione, Barbara Crain, and Rachel Loonin-Steinerman. Pat looks forward to working with this enthusiastic group.

The committee successfully launched a Mahjong league that met weekly to learn a new game and enjoy the group's fellowship. We were graciously welcomed at our new community store, The Loon, where the residents find a relaxing place to gather. Additionally, with the help of Barbara Dayton and Tom Barnard, the committee will continue to maintain the Little Library next to the group mailboxes at the intersection of Blue Spruce Drive and Rte. 26. The collection is updated often and we encourage use by families.

We urge all to consider the benefits of membership in the HOA and welcome your participation!

Boat Launch Beach/Beach B Committee: The board has approved the building of a kayak/canoe launcher for the property, pending fundraising, and Tom Barnard has offered to build it. In coordination with having a designated kayak/canoe "parking area," the committee hopes that providing a safe, stable way to launch paddle craft will help alleviate some of the boat storage issues at the Swim Beach. The committee is also investigating the idea of charging a fee for paddle craft parking, as the Swim Beach committee does.

Special thanks to Tom Barnard, both for offering to build the launcher and for making repairs to the boat launch signage board!

Swim Beach Committee: Your Swim Beach Committee is now a standing HOA committee and we have been busy! Projects completed during the 2023 season include expanding the sandbox area, installing an additional bottom step and safety railings on the wooden steps to the water, and implementing a non-motorized watercraft storage policy with a \$25/craft seasonal storage fee for persons with deeded rights to Loon Lake and their guests. Goals for 2024 include updating the beach rules, on-line registration and payment for watercraft storage,

and building a safety railing to aid walkers from Loon Lake Terrace to the beach.

All funds raised from donations and craft storage fees designated for the Swim Beach will be used only for Swim Beach improvement projects. Thanks to all of you, enough has been raised to buy the materials for the safety railing, but we need volunteers to help dig the holes to hold supports for the railing. This is an excellent chance for folks with muscle to invest their energy in Loon Lake amenities! Please contact loonlakehoainformation@gmail.com to volunteer, join the Swim Beach Committee, ask questions or provide feedback. Enjoy the Swim Beach and be safe!

Other Announcements

Loon Gulf Development: The latest news we have about a potential Loon Gulf subdivision on part of the former golf course is that there is no new news. The meeting Loon Gulf originally planned for January was postponed, and we have not received any updates since then. We will email everyone when a new meeting date is set.

Ask a question! If you have a question or comment for the board about something you read in this newsletter, or about another topic, the following are the steps you may take to look for an answer:

1. Address your question to loonlakehoainformation@gmail.com
2. Use the committee name or topic as the subject of the email (ex. Deeded Rights; elections).
3. This email isn't necessarily checked every day, thus replies to your question may not come immediately.

Until next time,
The Communications Committee, on behalf of the LLHOA Board