

Minutes - Membership- 7-12-090001.txt

From: "leonard wi sse" <leonardwisse@yahoo.com>

To: <vincepagano@hughes.net>

Sent: Tuesday, July 14, 2009 12:47 PM

Subject: Draft of minutes of annual meeting of LLHA 7112109

**MINUTES OF THE ANNUAL MEETING OF LOON LAKE HOMEOWNERS ASSOCIATION (LLHA) HELD AT LOON LAKE JEWISH CENTER JULY 12, 2009**

President, and Chair Vince Pagano opened the meeting at 12: 10pm and welcomed the 45 members present who constituted a quorum, thanked the Loon Lake Jewish Center for their hospitality in hosting the meeting, welcome new members, and introduced the members of the Board of Directors., .

The minutes of the last Annual Meeting were accepted.

Pagano then reported on the LLHA activities over the last year, referring to the distributed President's Report. He highlighted:

1) the monitoring of the water quality of the lake (for e.g. pH, Calcium, Nitrogen, Chloride, clarity, etc.) with samples taken in 2 spots, in conjunction with Paul Smith College. The report showed good clarity and other parameters, all of which were within accepted standards. The detailed report is available to members by request; and

2) Coliform test( for e-coli) which monitored the swimming area and other selected locations, and found, that because the concentration of E. coli was not reported, these results were inconclusive. Another more definitive study will be performed. and

3) aquatic study for plant life in the lake (by the use of divers)., the danger of invasive species like millfoil and the necessity to make sure that boats and carriers are "clean" and dry. In this regard, LLHA Board commissioned the Aquatic Institute of Paul Smith to do a study to detect invasive plant and other species via divers to be done in late this July. A discussion regarding the wisdom of doing frequent tests resulted in a motion which was seconded, to do a "surface" study annually, and: a "divers" study every 3 years, or more often if necessary (and the annual study reveals "problems"). A vote was taken and it passed. The Board would devise a mechanism for raising funds for this effort beyond what is garnered by annual dues.

Tom Bartiss, and Bob Wiegold reported for their committee on the situation re access to the lake by the locked gate. Keys are distributed upon payment of a \$5 refundable fee, and called for volunteers for a work party . regarding the delinitation of the Garden Road access property with that of the neighbor. After discussion, the meeting consensus was that LLHA put up posts connected by cable.

Pagano then summarized some of the pros and cons of the proposed Town Subdivision Law

(for 5 or more subdivision lots), and encouraged members to attend the Town of Franklin Subdivision Law public hearing on July 27. Pagano pointed out that the subdivision law is specific for subdivision, but does not empower the Town to address zoning; zoning is currently defined and enforced by the Adirondack Park Agency (APA).

Pagano brought the meeting up to date on "negotiations" with Loon Gulf. A meeting between a LLHA representative and a Loon Gulf representative was not productive in terms of learning details of their immediate or long term plans, other than that they have been doing feasibility studies. In this connection, Keith Silliman requested information under the Freedom of Information Act, as to any Loon Gulf plans or applications, but nothing has been forthcoming, so far.

Pagano then introduced guest speaker Doug Tichenor, Town Assessor (who is also the assessor for Harrietstown, Brighton, and Santa Clara). Tichenor is required to produce "equitable assessment rolls" based on market value as of March 1 in each year, and a tentative assessment roll as of May 1. After the review process, there is a final assessment roll for July 1 that is used by the school board for school tax bills sent out as of Sept. 1 (The Town bills are sent later). Town and school budgets influence rates. There is to be a new roll each year, but has not been a new one since 2003. His new roll will be sent out March 1/2010, and he suggested people contact him (518-891-0436), re 2010 assessment (and there is also a Town Review Board before which one can appear, and make representations). There are certain exemptions available (e.g. seniors) Suggested website [dmt@northeast.org](mailto:dmt@northeast.org) Tichenor generously answered many questions, and was thanked by Pagano, and applauded by the members.

Pagano then called for election for 4 seats on the Board. Duly nominated were: Jane Carroll, Brenda Gewurz, Stan Ungar, Len Wi sse. There being no other nominations, a vote was held and they were declared elected. Jane and Brenda are replacing Keith Silliman and Diane Castrovinci, who have served on the board effectively and well for several years and there was acknowledgement of their generous service. Stan and Len are continuing for another 3 year term.

Pagano then mentioned forthcoming LLHA activities: Annual Picnic, Sun. Aug. 2, IPM, and asked for volunteers and contributions of various food dishes (via the sign-up sheet), and a proposed Kayak Race if there is enough interest (via sign-up).

T-shirts, caps and visors are available, and Brenda Gewurz announced that posters of the Loon Lake Jewish Center ( based on an original painting by Richard Ungar) are available for sale at \$50 as a fund raiser for the Jewish Center. Treasurer Jennifer Dalch collected dues, both before and after the meeting.

Adjournment: 1:45pm