

LOON LAKE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MAY 24, 2016

Attending the meeting by phone: Tom Bartiss, Stuart Lucks, Jane Carroll, Zev Hershtal, Len Weiss, Walter Palawsky, George Johnson, Murray Vazilevsky. Unable to attend: Brenda Gewurz, George Waddy.

Meeting called to order at 7:35 PM by President Tom Bartiss. A quorum was present. Minutes of the previous meeting were unanimously approved.

Financial Report

Treasurer Jane Carroll reported on year-end (April 30) financials which show reduced income in the dues and invasive species categories but well controlled expenses. The big expenditures relate to the purchase and installation of the swim float and picnic table at the beach area. Without those expenditures, the year ends on a cash-positive basis. It was suggested we set a careful budget this year to endeavor to replenish our reserve fund after several years of expenditures for the community.

The Board agreed unanimously to increase dues from \$40 to \$45. An appeal will be launched to raise funds to cover the cost of the swim float installed last summer. This will take place once the dues notices have been sent out.

It was agreed to invoice 2016 dues and 2015 arrears to individual homeowners this year rather than a generic approach like last year. A PayPal account will also be established to allow members to pay their dues electronically. Timing is important. Dues should be sent out electronically by the third week in June and follow ups will be mailed to those not responding following the annual meeting in July. Individual contacts will be made if dues are still not paid after the annual picnic.

Water Quality

After discussion, it was agreed to continue to test for E-Coli even though the test is general in nature and Paul Smiths has advised that the test is really not needed. Board members voiced the opinion that homeowners rely on the Homeowners Association to watch over the condition of the lake and that it seems counterproductive to eliminate this test to save a little money. In a separate matter, the ALAP water quality testing fees have increased to \$350 this year. It was agreed that we would continue with the testing schedule we have been following in recent years.

Tom Bartiss has not heard yet if there will be a boat launch monitor available for Loon Lake this year. He will be in touch with Paul Smiths about this. He has received signs to post at the key spots at the lake which detail boat care procedures to help keep the lake free of invasive species. He will be posting these signs within the next week.

Loon Gulf Property

Tom Bartiss reported that several back-woods properties have been sold but nothing on the lake. The Crusher Mountain piece is apparently still under contract but no resolution has been made concerning Loon Gulf's desire to keep the piece of that property that contains the lake bottom.

Boat House/APA

The Board had a lengthy discussion about the request before the APA to rescind previous restrictions on the permit to allow subdivision a large tract on Mensink Road. A property owner is applying to the APA to allow a boathouse to be built at the shoreline and into the bottom of the lake. This is not allowed under the existing terms of the permit to subdivide.

In general people seem not to be against this boathouse specifically but rather are concerned about the precedent that would be set by reversing the original restrictions entailed in the permit. Stuart Lucks agreed to draft a general statement of the Loon Lake Homeowners Association's position opposing reversal of restrictions entailed in permits previously issued as a condition for granting a subdivision of property. The statement will be forwarded to the APA.

The Board voted 7 members in favor of such a statement with 1 no vote. [Subsequent to this meeting, the no vote asked to recast his vote as a yes vote after having read the statement to be submitted to the APA.]

Annual Meeting/Picnic Dates

For several years there has been discussion about the efficiency of the annual meeting and the lack of significant attendance of members. Traditionally the meeting has been held at noon which breaks up the day. It has recently been held on the Sunday of the July 4th holiday period which has meant that many homeowners have guests they don't want to leave to attend a meeting.

July 17th at 10 AM was chosen as the date and time for this year's membership meeting. It will be promoted as a new time to allow more people the opportunity to attend and that it will run from 10-11 AM so they know it won't drag on and on. We have the ability to send e-mail blasts to advise homeowners of the meeting.

Tom Bartiss mentioned several people have expressed interest in serving on the Board. Members due for re-election who have served for a number of years might consider whether they want to continue if there are others willing to serve.

The annual picnic will be July 31st this year.

Next Board Meeting

Sunday, July 10th at 10 AM will be the next scheduled Loon Lake Homeowners Association Board meeting.

Meeting adjourned at 9 PM.

Respectfully submitted,

Jane W. Carroll, Treasurer