

## Minutes for the Annual meeting for 2021 July 11, 10:05

Quorum reached, over 50 households on zoom, several with two or more neighbors together.

Approval of minutes. No questions or comments. Patty Cogswell (PC) moved approval of minutes, Carleen Madrigal (CM) seconded.

Jane Carroll

Financials 2021 budget. Jane Carroll (JC), treasurer, presenting.

She first expressed our gratitude to all homeowners, who, during a difficult year, stepped up for the LLHOA. We had more than expected number of members. We also ran a lake campaign and that was very successful.

Actuals for Year 2020/2021: Expenses were significant, relating to beach and boat launch area. In addition, major tree work at beach ran over \$5000, but we did have sufficient cash to carry this expense. Lake testing for water quality and expense for dive for invasive species camera out of the savings in the lake quality pool of funds. We came out without a deficit.

Budget going forward for 2021/2022

Expect 85 members increase from 75 for 20/21

Expenses: Big expense is insurance increases for liability which goes up annually.

4M aggregate on our liability and 2M Board and directors insurance.

Water quality testing \$500 and invasive species will run between \$1600-\$1700. Special thanks for managing this all for us to Stuart Lucks (SL).

We traditionally did surface every two years and dive every third year. We have been told that the lake is in good condition and we will depend on the experts to determine frequency of dive. They feel, our lake is in tremendous shape and are not pushing us to increase surveillance.

Additional expenses anticipated for 2021/22 -New signage in boat launch and beach area, and new keys for boat launch. We hope keys for boat launch will self-finance.

We have a healthy savings account for lake maintenance fund.

Dues are being collected well and those who haven't paid can pay by pay pal, credit cards on the web site or mail to postal box #219.

Budget passed in poll 100%, (later in meeting)

PC thanks to Jane who is stepping down, after 13 years as treasurer. She has been a tremendous asset and we will all miss her.

PC board has agreed and suggests raising dues from 50 to \$75 for 2022.

Comments or questions?

Why are dues increasing? Cynthia Martino. Justification?

Increase insurance costs, signage, and water quality has increased this year, and Brenda Gewurz (BG) reminds everyone that a big expense is maintenance of dock and access point for boat launch.

PC asked when was last time we increased dues? At least 8-10 years.

How many deeded rights are members of the LLHOA? Sarah Trout.

CM we are getting a list of deeded homeowners, as it would be an important idea to create a list.

PC wants everyone to encourage all homeowners to become members....we keep lake clean and well maintained. We are the stewards of this lake.

BG asked for volunteers to run membership committee, encouraging new members and helping create a list.

Wendy Ungar. Too steep a jump!

What amount was used for beach development? We don't keep accounting separately.

PC volunteers did most of maintenance work on beach work....only tree, which was a safety issue, was costly this past year.

PC and SL Our suggestion is to go to \$25 so we don't need to do increases annually.

We could go to \$10 but then we might need to increase more often.

CM also we are expecting 85 members but may not be able to get there and would need to increase dues.

Note, ZEv Hershtal (ZH) We are a 501 C NFP, so membership fees can be a tax deductible expense as well as any additional donations.

Poll on increase dues was taken after water quality discussion. 39 plus households voted, so 38 plus yes votes and only one no. Majority in favor of increasing dues to \$75. Passed.

Water quality report

Stuart Lucks (SL) 20 years we are testing for several things

1. water clarity, acid rain, pollution, chlorophyll, and other chemicals, etc. samples taken several times a year, and brought into labs at Paul Smith. and Stuart can use help in collection. One year there was too much salt but the town seems to have changed their policy and use less salt and more sand. We depend on homeowners also being watchful and reporting to us.
2. Invasive species They generally test more popular areas like boat launch. Paul Smith did it for several years but now we had to use a new agency out of saranac Lake. They do a surface collection and did it once already this year.
3. We are now using a lake steward who is there Saturday and sundays for the 10 weeks of the summer. Person is very informative and can help boaters determine where to get cleaned etc.

We can also be proud of the work of the LLHOA in keeping lake clean.

Question from Sigi Moriece. Tiger snails do not seem to be included, or identified.

SL will check with the company who is doing the work.

Will report be shared? SL has 2020 available and can share it with anyone who wants it through Cynthia. PC we can also load it on our web site.

Question: lake quality is not in the budget. Jane Carroll said we use special lake quality fund for both water quality and invasive species. PC and BG said we do need to add some amount at least in next year's budget for water quality, as the fund should be saved in case we ever require emergency clean -up.

Beach and boat launch area donation:

Thank you to Cox and Grunstein families for the donation. Paperwork all signed and in process of being filed in Malone.

This is exciting and still many details can be worked out. Map of the area has been put up.

Deborah Driscoll asked if path is now restricted to access the beach. CM the access is now going to be loon lake terrasse drive. It is not a drive but a path only.

Peter Trout asked didn't deeded rights include path? CM if anyone has a deed with this on their deed, show it to us as we didn't find it and we are sure Grunstein and Judy Cox investigated this properly.

Beach B:

We now have to decide what we are doing with the former docks area and so do we want fishing, swimming, quiet space? Etc. David Weschler (DW) and CM have agreed to chair a committee about the potential use. CM welcomes all comments and people bringing their input in.

Q- What are we considering?

CM right now we are setting up the committee and brainstorming.

Carroll Yarnell there are docks there and will we be allowed to put additional docks in?

PC said this is part of the discussion. Whether docks are not all legal.

Ebeth Scatchard asked what are our intentions. Has any discussion happened already?

PC that is the nature of the committee to discuss what we can do with this land. What do we need as a community and how do we get there?

Tim Shepard we live adjacent to boat launch. I am concerned about parking and congestion. Blue Spruce drive is narrow and dune buggy are also running quickly.

Parking needs regulation.

PC creating a parking area is a consideration in the land we now own.

MV also lake terrasse drive needs parking regulations. Especially need clearance for emergency vehicles at the beach or one of the nearby homes.

We generally need speed limits on both loon lake terrasse and garden road.

Beach area is a non buildable area.

Beach A committee. Report given in by chair JC.

Met twice already. Focus on upper level and canoe racks. Derek Van Campen offered to build racks if we provide lumber. Thanks

Concrete steps? Looking into what to do with these.

Committee considering if we want any additional programming at je beach? Story hour for kids?

Finally, no fishing allowed on public beach! Young child got a hook in hand recently.

BG floating dock can be dangerous, and a liability. No diving perhaps?

Tom Crain He weeds, mows and puts in the floating dock, and feels floating dock is safe enough.

MV people might come in by kayak or canoe and may need to have place to park their boats temporarily.

People may have trouble lifting kayak up onto racks. Should we ask people to pay \$10 to get a dedicated spot on the rack?

Beach A committee will have a lot to discuss!

Boat launch. Finally, board decided lock will be changed. We will give out new keys and keep your old keys and lock change will be done on November 1. \$10. Keys will be numbered.

PC Please don't share your keys with renters, non-deeded right owners, etc.

Deeded rights need to be presented or proof of shore line property, to get a key as well as photo ID. Committee for boat launch key change will put up signs to let all know lock change is happening. Everyone will be asked to fill out a form and get packet of useful information on invasive species, on boating best practices.

Sigi Moriece: Fishing derby being launched on garden road on a private lot, with lots of outside boats, so please ban them.

Pc hard to stop private property people and not much we can do.

CM Lake steward July until Labor Day (Jordan) has been keeping records of what kind of boats and how many etc. Also checks for invasive species.

This is a trial run so we can see how it goes.

Next year we will apply for a grant if we want to maintain the steward again.

Do we want earlier dates for those? Probably too expensive.

High speed Internet options:

Starlink (Elon musk) moving closer to us and there are people with name on their list.

Download Starlink app and get app to get name on the list.

Neil Miller put in a cell booster and getting good reception for his cell phone with this.

Tom Bartis states that town Franklin is the least served area in the state. Hope to get a grant to get this improved.

Voting.

Results will be announced Monday morning. Voting can continue by email until 7:00 pm. Members only.

Special thanks to Cynthia Martino for doing newsletter and taking over communication.  
Picnic Aug. 8th at 12:00 on beach and upper level. Bring individually wrapped items please.

Directory. Need an opt in or out with next years dues, so we can create a directory.

No further business.

Meeting adjourned at 12:15.