

LLHA GENERAL MEMBERSHIP MEETING

12:00 Noon Sunday 7/11/2010

Loon Lake Jewish Center

The meeting was called to order by Loon Lake Homeowners Association President Vince Pagano after having established a quorum was present. Minutes of the 2009 Annual Meeting were distributed prior to the meeting and upon motion, were accepted as written.

Thanks were extended to the Loon Lake Jewish Center of its hospitality in hosting the meeting and other events throughout the year. Board members were introduced and thanked for their efforts. The recent passing of our neighbor Mark Garrow was acknowledged, as well as that of Ernie Place of Merrillville.

President's Report

Vince Pagano made note of the importance of the water quality monitoring done by the Association. Stuart Lucks reported on the general water quality report which is done by the Paul Smith's College Lake Assessment Program. During the 12 years we have had the study on, the quality of the water in the lake has improved greatly and resulted in much greater clarity. Importantly, the lake is generally ph-neutral, with little difference between testing sites in the north and the south parts of the lake.

A question was raised about soap bubbles seen recently in the lake. It was noted that people were seen in the lake bathing and washing their hair, thus resulting in soap bubbles. All owners were reminded that bathing in the lake is not good for the health of the lake. Renters should be made aware of this.

The quality of the water at the Thatcherville Road spring was questioned. LLHA does not include this in the testing we do because it is not our responsibility. Tests have been run on its water in the past, with generally acceptable results.

Vince Pagano explained that Coli form testing will again be carried out this summer near the beach and boat launches where people might swim. Samples will be sent to a different laboratory in order to have more detailed results.

Monitoring for invasive species was undertaken last summer by the Paul Smith's College team by diving and surface study. Results were negative and this was very good news. The best way to protect the lake is to keep out unclean boats that might carry in pieces of Eurasian milfoil. An effort was undertaken last year to lock the gates to the boat launches to restrict access to homeowners with keys. It was agreed that there is reduced boat traffic on the lake and this should bode well for restricting the chance of contamination. A surface study will be conducted this year as part of a 3-year cycle (dive and surface study one year followed by 2 years of surface study only) recommended by Paul Smith's College and agreed upon by LLHA. Response to the appeal for funds for this monitoring was very gratifying and will become an on-going effort.

Loon Gulf

Last fall LLHA contacted APA to determine if there were any plans on file relating to the development of lands owned by Loon Gulf Associates. APA provided copies of communications they have had with Loon Gulf relating to a pre-application submittal. Development details were broadly discussed and included housing, a restaurant, a marina, and a sustainable golf course among other things. No specific plans were laid out. This action occurred within the past several years; a further inquiry at the beginning of this summer came back reporting no new contact with Loon Gulf. Art Willman, Supervisor of the Town of Franklin, stated that he believes them to be behind in their taxes for this year and that taxes in the past several years had been paid very late in the year. He will have the Town Tax Collector keep LLHA apprised of any significant changes in Loon Gulf's tax situation.

The idea was raised of sending a letter to Loon Gulf or their management company to present our position on development in the area, emphasizing the "historical" significance of the golf course and our hope that it would only be developed as a golf course or green space. Such a letter could also be sent to a variety of agencies in the north country in order to take the initiative now and be on record. Sam Gewurz offered to review the documents we have obtained to date before going any further.

Treasurer's Report

In the absence of Jennifer Dalch, Treasurer, Vince Pagano presented the budget for 2010. After a brief discussion, a motion was made to accept the budget as proposed and it passed unanimously.

Beach & Boat Launch - Tom Bartiss asked for volunteers for a work party weeks to do some projects down at the lake. The dock at the boat launch is bent from the ice and should be straightened. One option to avoid having to do this every year is to make it more easily removable in the fall by adding wheels. Another project involves building racks to hold some of the canoes that are now encroaching on the beach. Owners are also encouraged to leave their boats at the boat launch area on Garden Road where the parking is also better.

Election of LLHA Board Members – Tom Bartiss and George Waddy were nominated for membership to the Board; no nominations were forthcoming from the floor. By show of hands, the candidates were elected.

Art Willman, Supervisor Town of Franklin – Newly elected Supervisor Town of Franklin Art Willman gave a concise report on his efforts during his first 6 months in office. The Subdivision Law has been repealed after it was found to be too detailed to be practical and duplicated many existing regulations from other agencies. They are now doing a land inventory of parcels larger than 5 lots and will draft regulations that would be pertinent to subdividing the land. He pointed out that the APA and EPA have jurisdiction with the hamlet of Loon Lake because it is in a watershed and aquifer.

Ed Martin (Kate Mountain Community Recreation Association) spoke about efforts underway to raise funds for 1) a year-round community building at Kate Mountain Park, 2) cross country ski and hiking trails on Kate Mountain (perhaps to be named for Billy Demong), 3) enhance youth program and address the charitable needs in the Town, and 4) enhance recreational programs and playing fields. The next fund raising event will be a town-wide picnic August 21. Vince Pagano stated he would put the question of a contribution to the Association on the September agenda for LLHA.

The discussion then turned to the proposed widening of Garden Road and recent work on Blue Spruce. In summary, owners were notified in a May 26 letter of the need to clear anything pertaining to their property which is in the right-of-way. The Town cited the need to have the road wide enough to comply to safety needs. Right-of-way designations are based on a survey by the Town. The owners have met

and sent a letter to the Town asking for a reasonable compromise. David Kerschner read the letter to the LLHA membership before circulating a petition supporting the sentiment of the letter. LLHA Board passed a resolution at its meeting earlier in the day. Jane Carroll, Secretary LLHA, read the resolution.

“RESOLVED: the Board of Directors of the Loon Lake Homeowners Association 1) supports the Garden Road residents’ efforts in their attempt to arrive at an equitable solution with the Town of Franklin to the issue of widening Garden Road and 2) calls on the Town of Franklin to notify LLHA before taking further action.”

Art Willman and Jacques DeMars, Superintendent of Highways, answered residents’ questions . They both emphasized that there is no desire or intention to make the road 50 feet wide even though the roadway was deeded to the Town at 50 feet. The road meanders and in many cases trees, stone walls, pillars etc. have been in the right of way for generations. Anything newly built in the right-of-way would need to be removed since property owners have deeds that show where their property lines are. All efforts will be made to save large, old trees.

One possible solution could be to turn it into a one-way road which would reduce the size of the roadway and right-of-way since there would only need to be one travel lane. Additionally, the Town supports lowering the speed limit to either 15 or 20 mph and will work with the county to get it posted as low as possible.

A lengthy discussion followed. Art Willman and Jacques DeMars agreed to stay after the meeting to talk to property owners interested in resolving this issue. The work on Garden Road will be on the agenda at the Town Board meeting on July 14 at 7PM. All interested parties are encouraged to attend. Work is scheduled to begin on August 2.

There being no further business to bring before the membership, the meeting was adjourned at 2:30 PM.

Respectfully submitted,

Jane W. Carroll

Secretary