

LOON LAKE HOMEOWNERS ASSOCIATION
ANNUAL MEETING
Loon Lake Jewish Center
July 10, 2011
12 Noon

The Annual Meeting of the Loon Lake Homeowners Association was called to order at 12:10 PM by President Vince Pagano. A quorum was deemed present. Minutes from the 2010 Annual Meeting as distributed were approved unanimously.

Jennifer Dalch, Treasurer, reported to the membership that the finances of the organization are stable and as expected. There have been no substantial changes in income or expenses during the year. Jennifer is not standing for re-election to the Board, so Vince thanked her for her work over the past few years as Treasurer.

Election of Board – There are four seats up for election on the Board. Vince Pagano and Stuart Lucks are standing for re-election. No other nominations have been submitted. Vince called for nominations from the floor but received none. Accordingly, the two members standing for re-election to the board were elected by unanimous show of hands.

Committees of the Board are generally ad hoc. If anyone is interested in serving on the Boat Launch/Grounds or Picnic committee, please contact Vince Pagano.

Water Quality – Testing takes place yearly in the north and south ends of the lake, with multiple samples taken in each end. Over the last 13 years, the quality of water in Loon Lake has consistently improved. Last year everything tested within normal limits and fell within the best category of lakes. Part of this may be attributable to no run-off from the golf course and a number of updated septic systems around the lake. Loon Lake has an added advantage of having calcium and minerals on the bottom which neutralize the tendency toward acidity of most lakes in this area. Stuart Lucks has already taken the first samples this year and will take two more sets of samples before the end of the summer.

E-Coli testing also has come back with a very good report. Everything is well within allowable limits. We will continue to test every several years to assure the continued quality of our lake.

To date, no invasive species have been identified in the lake. Funds are raised on an on-going basis through donations, not dues, to cover the cost of monitoring for invasive species. The cost averages about \$1500 a year. The 3-year cycle is 2 years of surface review followed by a surface/diving study in the 3rd year.

The largest concern is contamination. The best way to combat invasive species is by being vigilant. This means not only taking care of your boats/carriers but also speaking to others who put boat in our lake. This could include owners who rent, renters, etc. Boats need to be clean before coming in, especially large boats and their carriers. If you see something, say something.

Environmental Issues – There was a major mudslide this spring on Mensink Road. It came off the old railroad bed, across the road and about 30 feet into the lake. National Grid and the DEC have inspected the site and feel there will be no major impact on the lake. They will work together to get the slide

cleaned up.

Tom Bartiss talked about the erosion on Loon Lake Terrace. While the liability falls on Loon Gulf since they own that road, there was discussion about the neighbors going together to fix the situation to avoid safety issues. Tom offered to research several options for repair work and report his findings to them. It was agreed that this is not a LLHA issue but everyone would like to see the site safely repaired.

The Gilmore family is no longer cutting the beach grass, and while LLHA has no jurisdiction to maintain the beach area, it does have a vested interest in keeping the area neat. The LLHA Mission is to maintain the quality of the lake and surrounding area as well as the quality of life for its members. Anyone wanting to help maintain the beach sites should be in touch with Tom Bartiss.

President's Report

Vince has checked with the APA to determine if they have had additional dealings with Loon Gulf during the past year. Nothing new has transpired. LLHA will continue to monitor that situation as well as the local government situation

Recent discussions with the Town of Franklin Supervisor and Superintendent of Roads indicate that no specific work is planned on Garden Road in the immediate future. They feel the major problem has been corrected and that further work will have to wait until funds are available. The issue was raised that the road surface is now worse than before and the drop-off is severe with no buffer at all. The Road Closed sign will stay up until the work on the road is finished. The Town is aware of the problem with the drop-off but is unable to do any work on fixing the situation at this time. Vince will continue to monitor the condition of the road and be in touch with the Town.

Scott Muller has been building an excellent website for LLLHA. He is looking for input from homeowners and for items that will make the site interesting and entertaining. Any contributions are most welcome.

There is always concern about water safety. Common sense is best. You are encouraged to say something to your fellow homeowners and their guests if you see something that seems to be unsafe. It's definitely for the good of the community. Of particular concern is swimmers in the middle of the lake without an accompanying boat or identification of some form. Boaters can't always see swimmers so more identification is better than too little.

Vince touched briefly on the current property tax cap which has been enacted. The Town of Franklin and Franklin Country revenues increases are capped at 2% of the Cost of Living. The New York State Legislature has passed this cap and the governor has signed it. In order to be able to increase revenue more than that, the Town would have to get 60% of the voters to approve overturning the 2% cap. Alternatively, a 60% vote of Town Board Members can also overturn the cap. Vince will continue to monitor local developments.

Vince introduced Rick Denial of Landvest who spoke on the Chatteaugay Woodland conservation easement. The easement totals 105,000 acres, most of it recently acquired by the State from Domtar. What the easement means is that there can be no addition of houses or buildings, and it will be kept as a working forest with recreation rights.

Several things have been done to the existing lands that are close to Loon Lake. There is a new parking lot with handicap accessibility to Grass Pond located just past the railroad trestle. Prior to reaching the trestle, there is now public fishing with parking and handicap accessibility. Various public hunting/hiking areas have also recently been opened. The key to public use of this land is knowing what is available to the general public. Clear signage is a key component to opening this easement. In particular interest to Loon Lake area residents is the fact that Lookout Mountain is not open to the public. Access to that mountain remains on private land.

Two-thirds of the land in the conservation easement will not be open to the public. It is possible that it will never be open to the general public. Most of that land is licensed to hunting camps etc, many of whom have long-standing, long-term leases.

Sustainable forestry is practiced within the area and will continue to be part of managing the easement. That is why we see logging trucks on Rt. 26 and in the area of Loon Lake. Trees grow and need to be harvested.

Franklin County is widening Rt 26 near Duane. Vince Pagano has talked to the County and they say they will come as far south toward Loon Lake as is possible. How this would affect Rt 26 through Loon Lake is not yet clear.

Vince thanked Rick for coming to address the LLHA annual meeting and offered to put links up on the website that relate to the information talked about at this meeting.

The meeting was adjourned at 1:25 PM.

Respectfully submitted,

Jane W Carroll
Secretary