

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD OF DIRECTORS' MEETING

WEDNESDAY DECEMBER 18, 2024

MINUTES

In Attendance: Scott Ghysels, President; Jess Crum, Secretary; Eileen Sciscoe, Treasurer; Susan Blanchard, Recreation Director; Gabriel Grigonus, Buildings & Grounds Director; Carryl Daza, Roads Director; Tony Horler,-Trustee; Tracy Smolder, Trustee;
General Members in Attendance: George Tadiello, Dave Festa, Joseph Geraci

Call to order at 7:06 pm

1. Motion by Scott made to waive the reading of the November 20, 2024 minutes. Second by Eileen.

2. Board Reports

- a. Susan
 - i. Santa breakfast was successful- had 112 guests (59 adults, 52 kids). Total cost was \$515.
 - ii. Cabin Fever - March 1st (7-11 p.m.). Murder Mystery Dinner.
 - iii. Cookie Swap was canceled. Only 4 guests RSVP'd.
- b. Eileen
 - i. Contacted the senator's office to discuss the Structural Integrity Act. The senator's calendar will be checked and a meeting will be arranged to discuss this act.
- c. Gabe
 - i. Residents who had kayaks on the racks have received warning to remove kayaks. Gabe tried to take the remaining kayaks from the racks several times, but the kayaks kept getting moved over.
 - ii. The timers have been reset for the lights at the clubhouse. Thermostat locks are on. The lifeguard chair needs to be repaired.
- d. Carryl
 - i. Things are quiet since we do not have to oversee plowing this season. However, there are concerns with the salt being used on our roads this winter (responsibility of the town). See salt bin cover (#5 below) for further information.

3. 2025 1st quarter newsletter articles due no later than 01/9/25

4. Overgrown area (around transformer) on Cherry Tree and Forest

i. A woman on the corner of Cherry Tree and Forest called. During the last power outage, her power was out for 6 days as compared to other homes in the neighborhood. She is claiming that due to the overgrown area, they could not get to the transformer to repair the line correctly. Scott evaluated the line along with a member from PSE&G. The line was not broken in this location - but farther down the line on the vacant lot. The paper road is overgrown and the vacant lot is overgrown. LCPOA does not maintain or pave paper roads. The pole is not on the paper road - we do not maintain vegetation on paper roads.

5. Salt bin cover

i. Carryl had proposals for a cover for the salt bin. Due to the composition of salt/grit and then pure salt used on the roads, a cover is necessary. A couple bids were received in a range from \$7k - \$16k. The question remains why we have to have a salt bin on the property at this point since the town has taken over and why we need to pay for a cover. The town is responsible for the salt used - how it impacts our road quality, how it runs off the roads - into the wetlands and lakes, etc. We need more information on the salt composition and environmental impact before we move forward with a purchase of the cover and allow use of these materials on our roads. Board members want to request that the town uses a salt/grit mix on our roads to avoid environmental contamination. A certified letter will be sent to the town to share our concerns. Baseline testing is requested to see where our environmental levels are before the use of salt... then testing after the use of salt for accurate data reporting. Suggestion is to inform the town that they cannot use the salt bin to store the salt until they cover the bin so that salt can be stored correctly in our lake community.

6. Town Shared Services Agreement

i. We need a list of roads that need repair. If we bring this cost to the town, and the shared services agreement covers the roads for a better cost, this may help with our budget. Carryl wants to know what the shared services cover. Does it include pothole repair? We need to figure out their charges compared to other vendors that we have used. Suggestion has been made for our Roads Director to meet with or have a conference call with the mayor to determine what is covered.

7. New Business

i. Sign Update - Scott has tried to get the sign updated. The service company (Yesco) needs an IP address and an owner's manual. The service company reported a connection issue with the sign. A new sign is \$25k - this is why we are trying to fix the sign in existence.

ii. Carryl had set aside money from her budget for the salt bin cover. Since we will not use this money, she has requested that we roll over this money into her budget to allow for additional roads projects in the 2025 year. Suggestion has been made to check in with Jacky to see what the remaining budget is in Roads Funds for this year - a request has been made to roll this money into next year's Roads budget.

iii. Warming Station - With the most recent power outage, members of the board opened up BL clubhouse as a warming station for those that did not have power. Our clubhouse does not have a generator, but provided that the clubhouse does not lose power on a storm and can serve as a warming station, what procedures would we have to adopt to allow for this again.

Questions arise with this practice: How long should the clubhouse remain open? Who will supervise? Will people show up? Do we supply food? Do we allow people to sleep here? Who will be responsible for cleaning up in the clubhouse? Are there legal issues with this? Does insurance cover us? Do we check for membership? If we allow this, people should have to sign in and sign a waiver (in case of an accident, slipping on steps at clubhouse, etc.). Can we get the Red Cross to back this? Susan has proposed getting a generator for the clubhouse for the purpose of having a location as a warming station. This conversation will continue in next month's meeting when Mark is here to discuss legal matters. We need more of a detailed guideline on how this plan will occur.

iv. Kayaks - Gabe would like to propose changes for next year's boat agreements. If the people do not take the kayaks out by the date requested in the contract, they lose the rights to rent the following year. Currently, we have a \$100 assessment fee for leaving them late. There needs to be a size limit for what can be stored there. Kayaks only - no paddle boats. Suggestion - perhaps with the new contracts being issued, we ask for a deposit of \$50 with a boat slip. If the boat is not removed by the requested date, the board keeps the \$50. Tony has requested that Gabe modifies the contract and puts forth a modified contract for next month's meeting. The board can then officially vote on the changes in the contract.

v. Gabe has requested the remainder of his current Building and Grounds budget be rolled into next year's budget to address projects that may not have been able to be addressed in the 2024 year.

Motion to close BOD meeting by Susan. Second by Susan. All in favor. General meeting closed at 8:49 p.m.