

**Minutes: LLPOA general membership meeting
July 31, 2022**

Attendees: Juli Schaefer (president), (VP), Carol Ackerman (Treasurer), Rik Paul (Secretary), Debi Albeyta, Elaine Allinson, Richard Allinson, Judy Andersen, Jon Arras, Sarah Arras, Sandy Bergold, Anjan Bhattacharyya, Jaya Bhattacharyya, Jacqui Bodner, Kathleen Brennan, Laurie Facci, Ben Fedigan, Matt Fredricks, Jeanmarie Grahn, David Harold, Melanie Harold, Pamela Hudson, Talia Intrator, Barbara McCole, Brian Mertes, Vanessa Miranda, Daniel Petrow, Erica Sobel, Michael Sokol, Angela Terribile, Ron Wasserman, Steve Wren

Called to order by Juli at 10:02 am

Minutes: There was no discussion of the minutes of the December 20, 2021 general meeting. Jon made a motion to approve the minutes, Anjan seconded it, and the vote to approve was unanimous.

Event announcements: Brian told the group that he and Melissa would be having some people staying at their house over the next week, making music and working on the first act of the Anton Chekhov play, "Three Sisters". He emphasized that they would be creating a "Covid bubble", with a lot of testing among the group. He also invited the community to join them on the following Saturday for a barbeque and to listen to their music and watch some material from the play.

Juli asked for volunteers to organize the summer picnic and Halloween party. After the meeting, Laurie volunteered to organize the picnic and Vanessa volunteered for the Halloween party. (Thanks!)

Treasurer's report: Carol gave a summary of the association's budget activity and proposed 2023 budget. She said that we currently have about \$50,000 in the LLPOA savings account and \$58,000 in the well savings account, and an LLPOA operating budget of about \$77,500. She said we were budgeted for \$12,000 overage, but, based on current dues, she said we showed a projected deficit for 2023 of about \$62,000.

This led to questions about the dues increase that was proposed at the previous general meeting, where it was estimated to be \$163 per household. Carol said that we'd have to wait until the end of the year to determine the exact amount of the increase.

Pam motioned that we take a straw vote/survey to gauge the group's feelings about raising the dues \$200. But Jon reminded everyone that, according to our bylaws, we can't pass a motion without a 10-day notice. Ron said that because we told everyone at the last meeting to be ready for a dues increase, a vote isn't needed at this meeting. At the next meeting, the board will propose the dues increase. Juli said that our expenses may not be as much as expected because some of our projects may not be done this year. (Pam dropped her motion.)

Carol said that two properties had still not paid their dues (which were due on April 1) and that she wanted to propose a \$100 per month late fee in future years. The current penalty is that properties are charged a \$100 late fee if they haven't paid by July 1, as well as court costs if needed. A lien on the house can also be applied if dues aren't paid at all.

After some discussion, Carol proposed that we hold a vote at the next general meeting that would impose a \$50-per-month late fee if dues aren't paid by June 30th. Anjan seconded it, and the vote in favor was unanimous.

Lake restoration project: Judy said that nothing new had been done this spring because the people overseeing the project for both the town and for Solitude Lake Management had left and their replacements hadn't known what was supposed to be happening. Judy had contacted both, and she said they were now talking to each other and trying to put things back on track.

Judy said that Solitude is planning on doing new water testing and more fish remediation. Currently, she said, there's no reason to put out more plantings (on floating rafts) until the carp population is reduced, since they were eating the plant's roots. The process for the proposed hydro raking paperwork also needs to be restarted, but she warned that it may not be approved by the town.

There was concern among the group that we were paying for service that wasn't being done, but Judy said that Solitude hasn't gotten paid, and that she and Juli will sit down with town supervisor George Hoehmann to discuss how to proceed.

Debi asked if Solitude will work beyond the original time frame to compensate for this gap. Judy said the company has said it will complete what they promised and will submit a new timeline.

Brian asked if dredging is possible, but Judy said that probably won't be able to happen, as we can't afford it and town won't help. Juli said that there have been previous efforts to have the county take control of the incoming streams and their maintenance needs (including silt control), but they're been unsuccessful.

Rik asked if we have a copy of the original contract that we can refer to as we go forward, and Judy said we have only the unsigned version that was submitted to us; only the town has the signed contract.

Road maintenance: Juli said that Matt Fredricks has proposed a new method of repairing potholes, by using a large rototiller that we could rent. The rototiller could be used to churn up the surface around the potholes more completely, so the filler would better blend into the existing road surface. The hole would then be refilled with item 4, which is commonly used to fill pot holes and consists of a blend of stone dust and different sized stones. The fill would be pressed down to compact it.

The board has discussed trying this method in the fall on one or two of the worst sections of the roads. Juli said that Matt has asked if we could have E.R. Gabrielson, our current road contractor, use that method. If not, we'll have the regular maintenance done.

Fire department practice session:

Juli said that the New City Fire Department has scheduled a practice session at the lake for Monday, Aug. 15th. They plan to be on the bridge from about 7 to 8:30 pm.

Paramount proposal: Jon summarized some key points from a Dellwood general body meeting that he, Judy, and Teri Collins attended, regarding a preliminary plan that Paramount Country Club has proposed about building luxury townhomes on the club's property. Paramount wants to get a zoning variance from the town that would allow them to build about 240 townhomes on the country club's property. (The land is currently zoned for one house every four acres.)

Jon said that town representatives—Supervisor Hoehmann and Councilman Frank Borelli—were also at the meeting and they felt 240 was too many and wouldn't approve the proposal without people voting on it. Jon emphasized, however, that they can't speak for what future town boards might do, and he felt that it may be beneficial to negotiate something with Paramount now to secure an agreement in which we get some benefits. One possible benefit from negotiating could be that the land be zoned as a conservation easement, which would likely prevent any further development in the future without state approval.

Judy said that Paramount will continue to own it, but, if they want to sell it, the town will take it.

Carol said that a community in New Hempstead formed a civic association to oppose a development on a country club there. But the club subsequently fell into bankruptcy and disrepair for many years. Pam said that a similar community organization already exists: the New City Neighborhood Assoc., which could use more people who are actively involved. She advised that the community take a hard line to create pressure on the town board to oppose this. She volunteered to take the point on organizing an effort and will send out recommendations on what individuals can do.

Jon and Judy both emphasized that Paramount's plan is very preliminary at this point.

Tree work: Judy said that the board was arranging to have some necessary tree work done at the intersection of Milsom and Shore, on Wyndham Lane, and at the ball field.

General maintenance: Kathleen asked if we could have the tables painted at the beach to match the bench. Juli said we could look into it.

Judy made a motion to adjourn at 11:09 am. Pam seconded it.