Hemlock Lake Home Owners' Association Meeting

[www.hemlake.org](http://www.hemlake.org/)

May 28, 2022

A meeting of the Hemlock Lake Home Owners' association was called to order at 10:04 am by President Joanna Valentine on May 28, 2022.  Danielle Arcuri called roll 18 members who were present constituted a quorum.   Michele Bennett read the minutes from the last meeting held on September 4, 2021.  Angie Mangino motioned to accept the minutes and Vincent Bonafede seconded the motion. All were in favor.

Danielle read the Financial Report: Checking: $19,635.99, Savings: $10,078.40 EAP Savings: $5,009.51. There is an outstanding check for snow removal in the amount of $3,075

Bricks-we are still taking orders for the bricks and working on a location of the Memory Garden.

Safe deposit box-was closed, only a few documents were in there.  Savings of about $50 per year with the closure.

Pavilion /Beach area drainage-we are still determining how to address that issue. It is still a work in progress.

Pavilion roof was replaced, but the downspouts were installed in the wrong direction, they should have been pitched to the rear of the building. We are waiting to see if the contractor can come out and change their direction.

Joe Warner…Scope of work for the roof, was it clear that it was supposed to be drained to the rear? Yes, it was, but it was not supervised when the work was completed, he said that a percentage of the payment should have been held until they come back to correct.  They were paid, so we will need to call the contractor to correct the problem.

Pavilion Ceiling: we received an estimate this morning and will submit that to the insurance for approximately $4200. Damaged drywall replaced, all drywall seams will be redone and ceiling painted.  Possibly replace the lights also.

The old burn area was removed and a new one has been built.  Please do not use this for old furniture, trash and debris.

Need to coordinate a work party for pavilion projects: to power wash the building and stain the steps to the beach.

Sand for the beach has been ordered by Mark, waiting until June, weather permitting to be able to spread that.

Spillway bridge where Michael drives the lawnmower over needs to be repaired/replaced, Jim Warner and Michael Keegan will work on that.

Swans in the lake-one has been removed, is someone able to remove the remaining one?  Paula Sacerio said she could take care of that next week.

Trees-they need to be trimmed away from the roadways and the lakefront property ones need to be trimmed away from the lake.  Jim Warner stated that Joanna’s side of the lake looks great, but the other side’s trees are overgrown.

Bylaws- the BOD Bylaw committee is in the process of modifying them, once completed it will be distributed to all members for approval.

Lake Water-we have a new water testing company, ABE Labs. They came out on May 24th, and the result was- 3.9 mpn/100ml as long as it is under 300mpn (most probable number) we are safe to be in the lake.  A red warning flag posted on the steps at the beach indicates the e-coli levels are too high to bathe at the beach.

ECO Solutions- will be putting emergent pickerel plants in the water at the corner of the beach to help with appearance and decomposing the muck.

Clean Flo- started treating the lake, and they moved two of the aerators to break down more of the organic, soft bottom matter.  They have been paid for half of the total contract value giving us leeway if we need to complete other types of lake treatment.

Dam inspection will be done on June 1.  The EAP is due every 5 years, Vinnie is working on that with the state, the only item that still needs to be completed is an aerial photo and inundation map with boundaries displaying homes needing evacuation if the dam is breached. Once completed it will be submitted to the state.  We will hire RKR Hess to provide this if we are unable to produce the required mapping document.

Roads-the snow and salting was $4,075 for the winter.   We have a budget of $6,000 for paving.  We want to address the potholes, but when we just fill them, the road is still a mess, we want to pave full sections at a time with the $6,000. We may only just get a couple hundred feet.  The paving company is coming in and will discuss with Joanna which stretch of road needs it the most based on what roads have the most traffic.

The speed limit is 15 mph and please don’t forget about the helmet laws.  Summer is here and a lot of children are around, so make sure you slow down.

A moment of silence for our deceased members from over the winter, Millie Calderone one of the 1st owners in the development since 1956.  And longtime members Monica Donahue, and Dennis Hogan.

Thank you to all the volunteers that help out around the community, we really appreciate the work you do.

AED will be purchased; we are still unsure of where it will be placed yet.  Joe Warner suggested a lockbox for the AED with a keypad and the code can be shared.

Home Sales-100 Creek Drive sold; they are settling in the next week. So, we will have new members.

BINGO tonight at 7pm, come join to win Hemlock Lake swag and the grand prize will be a 50/50.

Jim Warner asked-would it be cheaper for the community to have one company plow and salt?  Currently we are paying two separate folks to do this.  John Karcher said that John Lynn’s spreader is getting fixed, so should not be an issue next year. We can get an estimate from Donnie Zacharias.

Mark Ackerman said that there are a lot of feral cats in the development, we need to get that under control.  First thing is everyone needs to STOP feeding them!  Dianne Hamilton stated there are homeowners that are feeding them.  Suggested that we start trapping them. Diane and Vinny are addressing this.

June 11 the pavilion will be rented out, please make sure that there is no work being done that day.

Dianne Hamilton-what is going on with getting home owners to clean up their properties?  Including the lots with no homes on them, they still need to be cleaned up.  The board is writing letters to the offenders and there will be fines attached if they do not comply.

Jim Warner-down by Gengy property there is a little island that has formed in the lake, will we be doing anything about that?  This will get addressed in the fall after the lake level is lowered and then the equipment can clear it out.

Short term rentals-what is the board doing about that?  Jim noticed that there were strange cars parked at Assem’s house.  The homeowner was informed that he cannot do Airbnb at his house.  It was discovered that he is now using VRBO instead.  He will be reminded that this is a township violation.

Old minutes are not posted on the website, that will be corrected. Thank you for the reminder.

Tina Moore motioned to adjourn the meeting and Ruth Bruns seconded the motion, the meeting was adjourned at 10:53 a.m. All were in favor.

Respectfully submitted,

Joanna Valentine

President