

Hemlock Lake **Home Owners Association** Meeting August 31st 2019

A meeting of the Hemlock Lake Home Owner's association was called to order on August 31, 2019 in the Emil Zullo hall at 7:00.

The secretary Cassie Hogrelius took the roll, there were 23 members present which constituted a quorum. She then read the meeting minutes from the last meeting in July. Dennis Hogan motioned to accept the minutes and Sofia Udoenko seconded the motion, all were in favor.

Cassie read the financial report currently we have \$17,113.69 in our checking as of 8-30-19 \$30,052.53 in the big savings and \$7,974.56 both as of June 30. Taxes and the PA Bond still need to be paid and electric bill as well as the paving will need to come out of the account. Monica Donahue motioned to accept the minutes and Dave seconded the motion, all were in favor.

Housekeeping

-Please do not have side conversations during the meeting as this makes recording the minutes difficult.

-We will also be trying something different which should have been done all along, when addressing the board, you will state your name and state your questions/information that you want the board to hear.

-We are working on a phone list, this is being passed around to be verified. Joanna explained how the list is laid out and requested everyone to update/verify their information. This is strictly for our use, it is not be shared otherwise.

Old business

-Paving hopefully will be completed by end of September.

-We had an analysis done of the lake and in addition they took a look at the docks along the dam and there are some that are in need of maintenance, those owners are in the process of being notified. The repairs must be done by May 2020 or those docks will be removed. It was also suggested that if you do own a dock that you have a separate binder on your home owners insurance covering that dock.

The next step in the process to bring our lake into a better state of health would be an aeration system, it would be diffusers that would diffuse oxygen and would sit at the bottom of the lake. Joanna went into more detail explaining this, basically it will add

more oxygen to the water which ultimately work against the organic matter that is there and will aide in the muck dissipating. We are still waiting for a full analysis from the company at the end of September. This is the same company that took care of Lake Harmony. Their lake is much larger (approximately 20X's larger) but they were having the same issues we are now.

Dave Richards - wanted to know how deep the lake is-When it was built it was 17ft and with the sonar scan it is now 14ft. He said when he had his dock anchor dropped it went down 23ft this was done about 3 years ago. The additional footage could have been due to the sediment at the bottom. We will gain depth once the sediment starts to deteriorate.

John Karcher stated that the company we are looking into Clean Flo has a lengthy video on YouTube showing the system and how it works.

Joanna stated that we would like to get this in place before winter hits so that come next spring/summer the lake should be in a better state.

Information will go out in January news letter regarding this system. If we do put this system in place, please keep in mind that the lake will NOT freeze over in the winter. We do recommend that no one walks or drives on the lake when frozen anyway.

Dennis Hogan- Wanted to know what we consider affordable. Joanna stated that we need to see what the system is going to cost and what monies we do have to pay for the system.

Lake Harmony is 110 acres and their total expenses were approximately \$120,000 obviously we are looking at a lower cost since our lake is considerably smaller. The board will make a decisions based upon what is best for the community and the lake once the assessment is provided to us.

Election results-

Many is stepping down as President of the association.

Our new officers are: **President** – Joanna Valentine -**Vice President** – John Karcher
Treasurer – Cassie Hogrelius-- **Secretary** – Mark Ackerman

Board of Directors: Sofia Udovenko-Vincent Bonafede-Carol Valenti-Michele Bennett
Stephen Crane (welcome new member)

Joanna shared a statement to the HOA:

The BODs main concern is the wellbeing and safety of the community. We know this entails many parts. Times are changing and more is being required to run the community

and we are doing our best to manage all of it. I have been on the board for I think 25 years now because I care about the community.

It's a great deal of work and we have not meant to be taking so long on figuring out our rules and bylaws. We will have them completed and sent out with the January assessment.

Sorry for the delay.

In regards to the short term rentals, we know there is a small group of people that are interested in doing this. We never had preexisting rules against short term rentals, it didn't exist as a concept. We opened the floor during our meetings and heard there were some problems, we heard your comments concerns. We didn't receive any formal complaints.

The Board held a special meeting early August and has drafted rules and requirements to allow rentals on a trial basis and will watch closely to determine if it will continue to be allowed or terminated.

I am aware this may be considered a conflict of interest for me in my position as the next president, and I will recuse myself of any decision at that time during or after the trial period.

Jerry Schantz - on his deed it states no renting of the property. If it is stated on the deed, why can we rent? Long term rentals have come up approximately 20 years ago and it was decided by the BOD that there was no way to enforce or follow through on rentals, what people can do with their property. Short term rentals is fairly new to the state, this is why we are in the process of evaluating that.

Claire Bonafede – Rules and regulations state no rentals under 6 months from July 2016 and there was another rules booklet that does not state anything about short term rentals which is from October 2016. Which one are we working off of? We are working off of the October 2016 rules and regulations.

The Board of Directors are working on new rules as well as new Bi-Laws. We are governed by three documents. 1- Our bi-laws 2- the Pennsylvania planned community act 3- Rules and Regulations are set by the board of directors that can be changed by them.

Jerry Schantz- what is the difference between a HOA and Property Owners Association?
We do not think that there is a difference.

Joe Primus – wanted to know if 2/3 of the community needed to vote to change the bi-laws? Manny explained that the draft of the bi-laws after it is sent to our attorney will go out to the membership stating that this is a draft of the new bi-laws and have a form for that member to complete and send back, there are approx. 70 home/lot owners so we need 40 to respond in agreement in order for these new bi-laws to be accepted.

Manny reminded everyone to maintain their docks and maintain their properties.

Jim Warner – Complaining about the Primus lot not being mowed. Manny stated that the owner was approached and asked to finish cutting the grass. There was a side conversation regarding the lawn mowing on this lot between Jim Warner and Joe Primus. Jim also stated that he wanted to be on the ballot but could not since he has not been an owner for 2 years yet. He also questioned the trees and brush that are growing on the edge of the lake. Joanna stated that she has had 5 estimates so far for the work to be done over the fall on her property. She also stated that the board has been contacting the lake front properties to take care of their overgrowth.

A big thank you to Manny for his service as president.

Also don't forget that there will be bingo after the meeting, please stay to join us for this fundraiser. There will also be a band playing this evening.

Ruth Bruns motioned to adjourn the meeting and Monica Donahue seconded the motion all were in favor.

The meeting of the Hemlock Lake Property Owners Association adjourned at 8:07 pm

Respectfully submitted,
Michele Bennett
Recording secretary.

***research after meeting found the following link to explain the differences
<https://www.bartonshome.com/blog/article/whats-difference-between-homeowners-association-vs-property-owners-association>***

