Hemlock Lake Home Owners Association Meeting

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

A meeting of the Hemlock Lake Homeowners association was called to order by President Joanna Valentine on September 3, 2022 at 10:00 a.m. in the pavilion and via ZOOM. Danielle Arcuri called roll, 20 members were present which constituted a quorum.  Joanna read the minutes from the last meeting held on July 2, 2022. Tina Moore motioned to accept the minutes and Angie Mangino seconded the motion, all were in favor.

Danielle read the financial report:

Checking account $15,826.24, Savings account $10,079.66, EAP account $5,010.13 The only outstanding check is for ECO Solutions for $575.

Nadia S. motioned to accept the financial report and Trish Primus seconded the motion. All were in favor.

Memorial Brick fund raiser project is still going on if you want to purchase a brick, they are available.  Contact Danielle A. We are still working on location, perhaps an upright instead of being on the ground.

Beach – Thank you Jason! He has been doing a lot of work trying to determine how to divert the water flowing to the beach causing erosion. A berm is being created and partially done. Grass seed was spread. A pipe was placed at the top of the beach to help with routing the water. More to be done still.

The lake water level will be lowered in November to reclaim sand for the beach and to remove the small island of creek sediment in the corner by the Gengy property.

Lake – this year the milfoil weed was the worst it has ever been, and once treated it was eradicated. We will be addressing this earlier next spring. The warmer days and lower rainfall caused increased algae growth. Joanna spoke to Eco Solutions whom we worked with in the past for the copper sulfate treatments, but that stopped working which is why we went with Clean Flo and the aerators.  This is our third summer with Clean Flo and the aeration system and the progress is difficult to see.  Joanna has ongoing discussions with them regarding the issues we are still having to modifying the treatments.

We are talking about turning the aerators off for the winter and letting the lake freeze over.  We are also discussing dredging the lake, but finding it is very costly.

Scans of the annual progress since the aerator use started will be shared via email. Joanna asked for volunteers to help with caring for the lake and starting a Lake Committee.

Pavilion- contractor still needs to come back to finish up the gutters and the vents, the painting will be completed and we will be getting the insurance claim closed out.

Reminder to cut trees back from roadways and the lake side.

Bylaws- Nadia, Sofia and Steve have been going through and drafting changes. The first copy went to the attorney, comments and additions were made. We are going to complete the next edits and resubmit to the attorney. We are planning on sending them to all members this winter. We need to give 45 days for members to review and hoping to get these voted on at the May 2023 meeting.

AED (Automated External Defibrillator)- was purchased and will be mounted in the pavilion. We will be adding a lock box to the pavilion door and that will be shared with community members for access.

EAP (Emergency Action Plan) – the inundation map was completed; we are waiting for the paper copies to be signed and then sent to the state.  The bill was only $1300 not $1700 for the map to be completed.

Roads – potholes are marked and should be paved by the end of the month.  We only have $5500 for paving to be completed, so we will take $500 from the lake fund.  With limited budget we will not be paving any full stretches of roadway this year.

Animals – the foxes are all gone, cats 9-10 have been spayed/neutered and additional locations are being determined for trapping more. Bears and cubs are still in the area, please be careful, and DO NOT FEED THEM.

Q – Dianne L. asked if there was any interest in a CPR class in the community?   Not currently.  Asem also mentioned that he is a certified instructor and can provide this class if needed.

Emergent Plants – the plants we were purchasing for the corner of the beach were dry and dying, so Eco Solutions gave them to us free of charge. We are hoping they establish and come back next year.

Snow removal – we are working on setting up a new contractor for plowing and cindering.  This will be decided on at the next board meeting.

New business-

* Lois said that they still have lake enzymes from last year, is it OK to use them to treat their lakefront?  Yes, the enzymes are ok to use to treat the muck.

* Maple Drive bridge is still out, will that ever be fixed?  The guidelines have probably changed since researched 10-12 years ago. At that time, it was over $100,000 and was cost prohibited. Since the people living in the hollow only have one way in/out that is a safety concern.  Joanna asked for assistance gathering information on having the bridge repaired/replaced.  Paula Sacerio is going to investigate what the permits/costs could be to get this done.

* Dianne Hamilton stated that when Manny was president there were talks about creating a fire road for egress to Bear Road.  But that could not be done due to the swampy area.  Dianne wanted that to be investigated again.

* Paula mentioned that there are red flags for the beach unsafe swimming conditions, she would like to know if there is a similar warning when there are treatments done that day.  We will do a treatment flag when needed.

Thank you to everyone who has been doing all the work around the community.

* There will be no BINGO tonight.

* Jim Warner questioned the location of the aerators. Joanna explained, per Clean Flo the aerators are most effective in reducing sediment in the deepest parts of the lake. Joanna explained that Clean Flo recommends the aerators run year-round, yet the BOD has been discussing turning them off for the winter, letting the lake freeze over and turning back on again in spring. Joanna offered Jim W. a place on the lake committee, he declined.  She went on to explain that we have talked to other lake communities, and they have tried similar methods of lake management and struggle with overgrowth and clarity also.   Joanna mentioned that there are things that the homeowners can do such as pumping their cesspools and septic tanks, using biodegradable products and trimming overhanging trees.  We did have two incidents of elevated E. Coli bacteria levels in the lake and this comes from feces, so it is possible that it could have been from wildlife or a leaking cesspool or septic tank.  Jim W. also questioned the corner of the lake looked like an oil slick, she explained that this has happened in the past, could be run off from people’s homes, suntan oils and such.

* Ed Fehr mentioned the fact that the dock has been covered in duck/geese feces is a contribution to our issues along with the fact that we are almost at drought levels.  We are looking into other options to keep the geese away from the lake and lakefront.

* Jerry Schantz mentioned that the homeowners that share the spring on Vinny Bonafede’s property need to have the water tested. It could have algae or other bacteria present.  Joanna explained that springs feed the lake, not sure if the lake algae would get into the springs. Homeowners are responsible for testing their wells, springs and home water sources.

Mark Ackerman motioned to adjourn the meeting and Chris Gengy seconded the motion, all were in favor.  The meeting ended at 11:09 am.

Respectfully submitted,

Joanna Valentine, president