Hemlock Lake Home Owners' Association Meeting

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

July 2, 2022

A meeting of the Hemlock Lake Home Owners' association was called to order at 10:05 am by President Joanna Valentine on July 2, 2022.  Danielle Arcuri called roll 26 members who were present constituted a quorum.   Michele Bennett read the minutes from the last meeting held on May 28, 2022

Danielle Arcuri read the financial report:

Checking account $16,639.22, Savings account $10,079.66, EAP $5,010.13  No outstanding checks at this time.  Mark Ackerman motioned to accept the minutes and Nadia Soloukhina seconded the motion, all were in favor.

Memorial Bricks Fundraiser is still in the works. We are looking to place this on the side of the Pavilion in the future.  If you are interested in purchasing a brick, please contact Danielle Arcuri.

Safety Deposit Box-this has been closed.

Beach: Jason has been working on the drainage to the beach area, he is building up the berm to the beach and moved one of the drains to a lower area, so it will catch the rain runoff and water diverted.   This will continue to be worked on through the fall.  Mark suggested that we plant grass seed where the work is being done, he thought it would be nice for the children to be a part of spreading the seed.  That will be done later today, if you would like to participate, let Mark know.

Pavilion- the contractor is to come back in July at some time and we will have him check the pitch and angle of the downspouts.  The venting also needs to be addressed.  The celling, we are going to have a crew work on that so we can get this submitted to the insurance company, so we can close our claim.

Burn area- the old burn area was removed and new one installed, thank you to all that worked on this project.

Spillway bridge- that Michael uses to drive his lawn mower over to mow the back of the dam, thank you to Matt Bruns he repaired/replaced it.

Swans-have been removed from the lake.

Trees- reminder to all home owners that we need to have the them trimmed along the road for Emergency vehicles to get through.  Also trim around the power lines, we had a couple power outages caused by trees falling on the lines. It is the home owner’s responsibility to keep the trees on their property from causing damage.  There are a few references for tree companies that we can provide if needed.  Lakefront properties also need to keep their trees trimmed back away from the lake, there is a lot of new matter falling into the lake which is adding to the soft bottom.

Bylaws- Steve, Nadia and Sofia are on the bylaw committee.  We are still working on this as a board and hoping to present these during the September meeting since they need the home owner association member’s approval.

Lake-ABE has been testing for e-coli that is a dangerous bacteria.   Our last number was 3.2 mpn (most probable number per milliliter).  As long as it is below 300 mpn we are OK to be in the lake.  If there is a red flag posted on the beach this is a warning that the shallow area by the beach is not safe to be in.  That does not mean that the whole lake has an issue, it is just the shallow area where the highest concentration of the bacteria would be.  As far as the appearance and treatment, we have Clean Flo treating with enzymes and the aerators breaking down the soft matter.  Eco solutions came out and treated for algae and Milfoil weed, and they used two chemicals that do not cancel out the treatments from Clean Flo.  They treated in the shallows for algae and the milfoil plants which are these huge plumes that you see of plants.  They are coming back in July to treat again.  The purple pickerel plants which will be put in the corner where all the muck seems to collect were ordered and will cost $225 that was already approved last year.

**Q**-When the lake is treated is it safe to go in the water?

**A**-Yes, they usually treat on a weekday morning and safe to swim just a few hours later.

Dam inspection- that was completed and was submitted to the state.

EAP- Emergency Action Plan is due every five years.  Vinnie went to a training class to complete this with the state.  There is an arial map with boundaries that is needed we have to pay RKR Hess to do this year since the state adjusted the boundaries.  It shows the boundaries if the dam is ever breached.  Going forward we will be able to complete the EAP once we have the new map.  The cost for this is $1,700 that will be completed by RKR Hess and Vinnie will update the online information with the state.

Roads- we have $6,000 budgeted and we still have not heard back from the paving company.  We are going to address the potholes instead of just paving a very short stretch of road. We will use the rest of the money to improve the beach area, and if we need additional treatments to the lake.

Welcome Wendy \*\*\*     she bought the 100 Creek Dr property and has moved here from Redbank NJ, this will be her permanent home.

Wild Animals/Feral Cats-there was a bear with cubs on the back road a few weeks back, deer, and three fox.  One of the fox have mange, but is not dangerous, just sick.  Please leave the wildlife alone, and keep your pets away from them.  One of the fox that had mange was found dead on Peter Arcuri’s property.  If you have issues and think that the animal may have rabies, contact the game warden. There was a skunk found dead that left babies under Jason’s house.  Wildlife rescue was called, but we still have not heard back.   We are also having an issue with feral cats.  Dianne Hamilton and Vinnie Bonifede are working on trying to catch them in traps take them to have them spayed/neutered and then released.

AED-to be purchased today also looking into secure box with keypad.

Notifications were sent out to homeowners that have any rule violations and have been requested to have those corrected. They have 30 days to correct the situation if not corrected, there will be a penalty attached to their dues.

**Q**-I received a notice regarding an election flag on my property.  It is not an election flag, it simply states, “Don’t blame me I voted for Trump”. It does not have anything to do with an election.

**A**-It was viewed as a political sign which is to be removed within 30 days after the election.  Since this does not have to deal with the election, it can remain on the property.

Trish Primus- asked about dogs on the beach.  She asked if she could teach her young dog how to swim in the shallow end.  Please just use common sense, if there are people on the beach, don’t bring your dog.  If there is no one there, then it's OK.  Just make sure you clean up after them and be respectful if someone comes to the beach.

Asem wanted to thank everyone that works around the community.  He suggested a work board to be posted, so if he is at the lake and no one else is around, he could pull a job off the board and complete that.  John and Mark coordinate the jobs around the community so he can contact them for jobs to be done.

Joanna asked for a moment of silence for our deceased members Donnie Gearhart who passed over the winter and Lydia Zullo passed on June 24. Lydia had been a member since 1968, tomorrow there will be a celebration of life in the Pavilion at noon for Lydia.

The Covered dish is tonight at 5:00 p.m. with bingo to follow at 7:00 p.m.

Q-Claire asking about rentals.  She wanted to know how the board knows if the proper paperwork is filed with the county for them.

A-that is only for short term rentals

Q-Do we allow any rentals?

A-Yes, members must follow the townships guidelines since we have long term rentals in the community.

We are requesting new home owners to help out around the community.  If we don’t start getting more volunteers to do the jobs that are needed, we will need to increase the dues to hire contractors.

Joe Primus- wants to know how the community can vote on rentals.

A-We cannot dictate how the home owner uses their property, if they follow the township rules and regulations, they are permitted.

This is already stated in our association rules.

Jim Warner- wanted to discuss the roof on the Pavilion, he was asking about the insurance claim, he wanted to know if there were funds leftover.

A-the roof and the ceiling are both under the same claim.  Once they are completed the claim will be closed, there are no extra funds once the contractors have been paid.

Cassie Hogrelius motioned to adjourn the meeting and Ruth Bruns seconded the motion, all were in favor. The meeting adjourned at 11:20

Respectfully submitted,

Joanna Valentine, president