Hemlock Lake Home Owners' Association Meeting

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

September 2, 2023

A meeting of the Hemlock Lake Home Owners' association was called to order at 10:05 am by President Joanna Valentine on September 3, 2023.  Danielle Arcuri called roll 26 members who were present constituted a quorum.   Michele Bennett read the minutes from the last meeting held on July 1, 2023 .  Tina Moore motioned to accept the minutes, Angie Mangino seconded the motion and all were in favor.

Danielle read the Financial Report:

Checking: $11,006.36

Savings: $10,078.40

EAP Savings: $5,012.64

Eight checks totaling $1,632.13 are pending, yet have been deducted from the account balance.

Trish Primus motioned to accept the financial report, Vinnie Bonafede seconded the motioned and all were in favor.

Joanna welcomed Jessica and William as well as Christina to the community.

**Old Business:**

**Memorial Garden**-Danielle and Nadia have been working on a plan for this and will get it to Jim Warner as he volunteered to build it.  Hoping to get it started in the fall.

**Pavillion Kitchen floor** has been completed, thank you to all who worked on this.

**Jim Warner** has been appointed our project manager, he will work with Michael Keegan on keeping up the common areas in the community.  Jim has been a great resource that has been putting a lot of work into the community.  Thank you to Jim and Mike for all of your hard work.

**Jason** has also been a huge asset to the community, he uses his heavy equipment to work on the drainage for the beach area, trying to keep that as dry as possible, spreading sand when needed and other projects as needed.

**Community communication**- we have the Group Me app that you can load on your phone.  Everyone was sent an invite for this app and can set it up for community communications.

**Lake**-we are currently only using Clean Flo to do treatments this season, they will be back one more time to do aerator maintenance and evaluation.  As we stated in previous meetings it was expensive to have them come out to give a presentation.  It was suggested that we try to have a special meeting via zoom to address their work on the lake and to find out the progress that we are making.  We did not need to hire Eco Solutions to treat the weeds this year so we saved about $900.

Trish mentioned that we probably need to be treated again, there are weeds floating in the lake.

ABE labs water test for bacteria result was 1ppm, we need to stay below 200ppm to continue to be swimmable.

**EAP** has been submitted to PEMA. This will take about 6 months for them to review.  This is something that needs to be done every 5 years.

Borden family has given permission to test their pond, that has not been done yet, but Vinnie did get his house water tested and will share that information with the homeowners that share the same spring.

**Roads**-Paving was completed a couple months ago.  F&F needs to come back since they were informed that the property they wanted to trench at the top of the back hill is not ours. That was clarified and he is due to come back to fix and reclaim the stone.

**Signs**- Jim put up signs for no outlet, and Jason was able to move the concrete barriers in the hollow.

Paula had done some research regarding getting funding for the bridge that is out in the hollow, Joanna requested a contact to follow up with.  Paula stated that she had not made contact with anyone, however she did do reading online and anything that she found it had to be someone of official capacity representing the association to inquire about this.

**Bylaws**-we had requested if anyone had corrections to submit those to us, they were submitted and sent to the attorney.  We will have a by-laws meeting in October via zoom to have a final discussion and vote on them.  Then we will send out the completed set out in winter.

**Ferrel Cats**-more have been spayed and neutered, unfortunately many of them have been found dead.  Someone has been going to the cat feeders and putting poison in the food.  This is not acceptable, if you are doing this, please stop.

Dianne Lechlitner’s house was vandalized with eggs, we are still uncertain as to who did this.  There have also been a few people that do not belong in our community attempting to use boats that are left at the lake.  Joanna talked with them and the teenagers left.

**AED**-there will be a demonstration after the meeting on how to use this. The code to get into the pavilion and access it is 1956.

**New Business**-

At Bear and Long Mountain Road there is a proposal by Samsung to put in a solar farm with a cooling station.  These are commercial, not residential.  The township turned it down, and now they are trying to get it approved by the county.  There will be a meeting at the Polk Township fire house on September 27 at 7:00. Joanna encourages everyone to go, there is a petition on line about it. Some home owners were also sent letters since they are within a certain radius of the potential farm.  There was a conversation about this subject. We will keep you posted of any information the board obtains.

On July 22, 2023 there was a tragedy at the lake.  Let us take a moment of silence for Christopher, the boy that passed away.  Thank you to everyone that helped and did everything they could.

Cards, donations and all the proceeds that are raised during Bingo will be given to the family within the month.  We also placed life preservers on both ends of the lake.  We have done everything that we need to do regarding the insurance company and the police.  Our sympathy goes out to the family.

**Election**- Ruth Bruns announced the results of the vote:

Janna Valentine - President

Mark Ackerman - Vice-President

Danielle Arcuri - Treasurer

**Board Members**

Perter Arcuri

Michele Bennett

Vincent Bonafede

Steve Crane

Chris Gengy

Nadia Sol

Thank you John Karcher for your years of service as Vice-President and Sofia Udevenko as a board member.

Thank you Chris and Peter for joining the board of directors.

Jeff Dorshimer’s band will be playing at 6:00pm Saturday. BINGO at 7:00pm on Sunday.

We will be hosting a Trunk or Treat at the Pavilion on October 28 at 1:30pm. Join us for a hay ride and pumpkins for the kids.  Let Claire, Wendy or Barb know how many children you will be bringing so they have enough pumpkins.  We would also like to have a wine tasting afterwards for the adults.

Jim Warner -

Q-Is there an age for children to be in the lake without life jackets? A-state rules apply to our lake.

Q-The area along the dam near where the young boy drowned, people are in the water without life jackets on in boats.  Last weekend the dock was full of kids and none of them had life jackets on.

A-Joanna will speak to the owners directly.  We will also post something.  No child should be out in the lake without an adult.

\*\*\*If anyone sees anything that is alarming to them, call, let Joanna know, or talk to the person and ask questions, if you don’t know them introduce yourself,  it is a way to get to know your neighbors.  And if they don’t belong here they can be asked to leave.\*\*\*

Q-The paver, we have already paid him but the job is not complete.

A-We have used the same person for 5 years now, and we feel that he will come back and make it right.

-Thank you Bob, Mike and Manny and others for helping cut and stack wood at the pavilion.

Q-Bricks, how much longer will we take to get the bricks laid for the memorial garden?

A-We have a plan, and need to get that put into place.

Q-The pavilion was supposed to be pressure washed and then possibly painted.

A-We will wash it this weekend and see if it needs to be painted, if it needs paint, we will use the proceeds from last BINGO to pay for the paint.

Q-What are we doing with the dirt pile on the beach?

A-That will be addressed in the fall/spring.

Q-What about unregistered vehicles?

A-Vehicles on properties should be registered, if not they will get letters.

Q-What are we doing with the mulch pile?

A-It will be spread in the woods.

-The corner by Asem’s house. We are digging it out and putting boulders out to keep the trucks from cutting the corner.

This past weekend there were a lot of kids on quads and golf carts driving around recklessly.  Someone reached out to Joanna and she reached out to the family and addressed the situation.

Even though summer is coming to an end, we still need to make sure that you are being safe and respectful.

Wendy asked if everyone realizes that Creek Drive is a dead end? There will be a no outlet sign placed at the beginning of the street.

We would like to get in place a welcome committee where an appointed person/people would meet, talk and give the information about the lake/community to new home owners.  Does anyone want to volunteer?

Q-Are RV’s Trailers allowed to be stored on properties?

A-Yes, they can be stored, but not lived in.  If there are special circumstances that it would need to be lived in, they would need to get permission from the board of directors.

Q-Is there a way to get a more detailed financial report.

A-We can work on that for the next meeting.

It was also suggested that he look at the budget in more detail at the beginning of the year.  If anyone wants to see the finances, they are welcome to see that information and contact Danielle.

Q-When asking if anyone can take the garbage from the pavilion, have we informed them that we would pay for their dump pass?

A-Yes, we have in the past and will continue to do so if someone volunteers.

Reminder that we do not have someone that takes the trash from the pavilion area yet, please take your trash with you when you leave.

Tina Moore motioned to adjourn the meeting, Ruth Bruns seconded the motion and all were in favor.  The meeting concluded at 11:36 a.m.

Respectfully submitted,

Joanna Valentine, President