

May 25, 2019 meeting of the Hemlock Lake Home Owners Association was called to order at 7:01 in the Emil Zulu Hall. Mark Ackerman took roll, there were 17 members present. (During the meeting 4 more joined with a total of 21)

Joanna read the minutes from the last meeting. Monica Donahue motioned to accept the minutes from the last meeting and Vincent Bonafede seconded the motion.

Mark Ackerman provided the financial report:

In the large savings there is \$30,048.78 EAP savings \$7,973.57 and the checking account has \$14,858.84 all the bills are current and we have sent in the deposits to Eco Solutions (\$400) and the road paver F&F Paving (\$1000) There was also \$1500 sent to the PA water fund for the Dam registration.

Dennis Hogan motioned to accept the report and John Karcher seconded the motion.

Housekeeping

-We are trying to follow the Roberts Rules of Orders. We have the meeting minutes, the financial report old business/new business and take questions at the end. If you do have a question or statement, please do not shout out, wait until you are acknowledged, then state your name and question so it can be documented appropriately. Please keep side conversations until after the meeting.

-Spotted Lantern Flies, they are destroying crops, if you see them...kill them.

-Fund raiser info is available. The funds are going to go towards having a defibrillator at the pavilion, this is approximately \$1200

-the drainage work that was done here is completed, however they still need to clean it up and grade the ground but the ground was too wet for them to do that, they will come back to complete that when it dries up. If you see water on the beach, that is from the springs under the beach area, not from the run off from the top. Underground springs are a different issue.

-water treatment for this year will continue to be with Eco Solutions, they will continue to do the copper sulfate treatments

-Processor Labs will continue to do the E.coli testing ever two weeks.

-Joanna is looking into Clean Flow, they are a company that worked with Lake Harmony which is a large lake in the area that had a lot of the same issues that we have in our lake. So she is in contact with them to see what their recommendations are to increase the health of our lake, she will report back next meeting with the updates on this.

-Roads took a beating over the winter, we are doing our best to manage the pot holes for now but do have a paver coming in to fix the larger issues on the roads in the middle of June.

-Dam inspection needs to be done this year and every 10 years the conduit pipe needs to be inspected so that will be arranged.

-Proof of responsibility bond, Dam financial assistance program needs to be filed for. This will be a \$1500 registration fee and then a 1% fee of \$1200 every year until we reach \$150,000 this is in lieu of the bond. Mark is going to work on this.

-thank you to all who assisted with the Pavillion repairs, Jim, Mike and Louie replacing the plumbing.

-work detail July 6 to place rock at the dam side of the lake

-Covered dish dinner is July 6.

-Keep in mind that the speed limit is 15 MPH, children should be wearing helmets if on ATVs

-This is an election year. Carol will be heading up the committee, if you are interested in assisting her, please let her know...If you are interested in running for a position on the BOD, let her know as well.

-Q/A

-Joanna- wanted to know if the community would mind having a phone list of the other home owners.

-Claire Bonifede- questions about renting homes Mark stated that as a board we have been made aware of the issue and we are looking into that situation currently and looking to tackle that issue.

-Joseph Warner-what are the rules and regs for renting out our homes? Are we allowing short term? Long term?

-Jerry Shuntz-why are we not following the rules from 1986 bi-laws?

We are in the process of working off of those bi-laws and the rules and regulations that we adopted 3-4 years ago. We are in the process of updating the 1986 bi-laws, however this is a long process. We do not have any rules or regulations for short-term rentals, currently there is nothing in the rules that states if they are allowed or are not allowed. If you have concerns or input regarding the short term rentals in our development, please pass that information along to one of the members of the board of directors. We will have short term rental rules/regs to the community by the end of the year.

-Dianne Hamilton She would like someone from the board to come take a look at her property regarding the water run-off, it is now flowing under three homes down around her house. Manny stated that he will take a look.

-she has an additional suggestion to change the seating arrangements for the meetings. She would like to be able to see the speaker. Dianne will set up for the meeting in July.

Dennis Hogan motioned to adjourn the meeting and Jerry Shuntz seconded the motion at 7:46 the meeting was adjourned.

Respectfully submitted
Manny Arcuri
President