

Collings Lakes Civic Association
General Meeting Minutes
Monday, July 11, 2022

Call to Order

The meeting was called to order by Vice President, Stephen Naegele, at 7 p.m. She asked all in attendance to join the Board in reciting the Pledge of Allegiance to the Flag. It was noted that, due to COVID-19, this meeting was held via Zoom.

Roll Call of Officers & Committee Chairpersons

Vice President, Stephen Naegele addressed the roll call with the following Board Members being present: Nell Woulfe, 2nd Vice President: Stephen Naegele, Vice President; Anna Marie Larocca, Secretary to the Treasurer; George Protopapas, representative; and Shauna Schneeman, Treasurer, Secretary Henry Burhenne

Reading of Minutes from Last Meeting

Anna Marie made a motion to accept the minutes as they were posted on the website to save time for discussion, Nell Woulfe seconded the motion. All Board members were in favor.

Accounts Receivable Report

The Accounts Receivable Report was presented by Anna Marie who stated, through May, 2022, the reports are as follows:

2020Special Assessment	\$20.00
New Resident set up fee	\$250.00
Late Fees	\$4,071.87
Legal Fees Collected	\$7081.20
Interest	\$57.56 \$485.00
Donation	
Tier 1 Association fee	\$304.43
Tier 2 Association Fee	\$3291.66
Tier 3 Association Fee	\$243.36
Tier 1 Dam Fee	\$1,522.66
Tier 2 Dam Fee	\$12,572.00
Tier 3 Dam Fee	\$927.78
Unapplied Cash income	\$2,207.69
Total Income	\$33515.20

Nell made a motion to accept and Henry seconded the motion. All were in favor.

Treasurer's Report - Bank Accounts

<u>Liberty Bell Checking 155</u>	<u>\$143,754.40</u>
<u>Liberty Bell Dam Assessment</u>	<u>\$467,197.10</u>
<u>Liberty Bell Money Market 198</u>	<u>\$80,165.84</u>
<u>Liberty Bell Petty Cash1341</u>	<u>\$1,658.20</u>
<u>Liberty Bell Games of Chance</u>	<u>\$2,757.05</u>

Treasurer's Report - Expenses

Shauna Scheeman provided these expenses that were paid in the month of June 2022:

Atlantic City Electric	\$34.81	
Farmers Insurance	\$29,489.30	
Hill Wallack	\$35,638.64	
RAC Property Maintenance	\$1000.00	
Liberty Bell Checking	\$20.00	Return Check fee
South Jersey Water Testing	\$777.00	
Quickbooks	\$50.00	Monthly Fee
Pennoni Associates	\$285.00	
Zoom	\$15.98	Monthly Fee
RD Zeulli	\$23,767.57	
Total	\$91,078.30	

NO BILLS FOR APPROVAL

Anna Marie made the motion to approve, Henry seconded the motion. All were in favor.

Dams Update

Beth was present at the meeting and stating we are still waiting on Easements to resubmit to Pinelands for approval. Beth stated all other comments from Pineland have been addressed except the Easements.

Henry stated we are working with the lawyer to finalize the easements.

Jan asked a question about Verizon and relocation of communication lines across Cushman dam. Henry stated the work will have to wait until construction starts so Verizon will have access to the back side of the dam access road. We are looking into if we can get reimbursed for this work as Verizon is using our property.

Grounds

George stated last month the 3 beaches and the Braddock lake dam access road from the BHP side are now on a mowing rotation.

We are still working with the state to bring the beach up to compliance. George has met with Chris who works for the State NJDPS about open issues. We are still waiting on proper signage and have started the process of hiring a beach attendant.

Welcoming Committee

Katherine stated she and Annamarie visited about 20 new neighbors last month.

Fundraising/Elections

Annamarie is working on purchasing 50/50 tickets for us. The process involves filling out a lengthy questionnaire. She suggested running the raffle from 8/1/22 to 9/30/22 possibly longer.

President's Report

Donna wrote a letter that Steve for the meeting. She thanked everyone for their hard work to get the beach open in compliance with the state and with limited liability on the CLCA.

Old Business

Fence-Henry stated we received and approved a quote from Master Wire and Fence for \$5175.00 to install galvanized fence at each side of the Braddock Lake dam access for liability. Annamarie took care of acquiring a permit for this work with Folsom Borough.

Water testing- Annamarie takes the sample every week and we have stayed well below allowable numbers.

Folsom Borough Hall Availability-Annamarie stated she spoke with Patty at Borough Hall and we are slated to have the meeting in person next month. But meetings will have to start at 6:30 as we have to be out of the hall no later than 8:00.

Trustee Report

- Stephen Naegele- He will make sure the water test results are available as we get them and they will be highlighted.
- Nell Woulfe – Nothing to report.
- Anna Marie Lorocca - Nothing to report.
- Shauna Schneeman – Food Drive- Food Bank of Nj- They were able to help 72 families. Next one will be 7/22/22. She will post this on our website. Would like to set up another yard sale event in September.
- Henry Burhenne-Nothing to report.
- George Protopapas - Nothing to report.

New Business

Annamarie and Shauna interviewed 3 people for the attendant position. 6 people applied.

Open Floor to Members Questions / Comments / Issues.

Rose asked a question about testing the water in all the Lakes. We will look into this with further discussion.

Someone asked about the Beach closed sign being ripped down.
New sign was put behind plexiglass.

Stephen stated the next meeting will be 8/1/22 and the meeting was adjourned.