

Collings Lakes Civic Association

General Meeting Minutes

October 7, 2024

Call to Order

The meeting was called to order by President Steve Slimm. Everyone was asked to stand for the Pledge of Allegiance. The meeting was held at the Folsom Borough Hall as well as on Zoom.

Point of Order

Steve Slimm notified the residents of the CLCA that 2 members of the association resigned, an email was sent out and only 2 residents replied with interest of filling those slots. The remaining members met with both of them, Don Watson and David Blair.

Prior to the introduction of the 2 residents to be voted on by the board, Lynn Veneziaie read a statement that she had prepared. This statement took 12 minutes. Upon completion of the statement the meeting returned to normal business, starting with the introduction of, approval by the current members of the board as well as the swearing in of Don Watson and David Blair.

Don Watson responded first, he met with the board members and was voted in by email by the board. David Blair was second, he also was accepted by the board, Lenn Veneziaie stated that the board never voted on David Blair. A Roll Call of the board members was done for both Don Watson, which was a unanimous vote. A Roll Call for David Blair was done, Don Saunders - Yes, Donna Sutts – Yes, Beth Anderson – Yes, Lynn Veneziaie – No and stated due to the fact that she did not see a bio come in for David so she could ask questions. Both were approved to be on the board. Due to two members of the board with the name Don, Don Saunders will be known as Donovan and Don Watson will be known as Donald, as this is their given names. Donald will be replacing Carol Weldon with a term that will continue through the end of 2025, David will be replacing Keegan Smith with a term that expires in the end of 2024. Both Donald Watson and David Blair were sworn in as new board members to the Collings Lakes Civic Association Teir 2 Representatives. Donna Sutts stated, when David Blair was interviewed he offered to take over the position of Secretary. Donna Sutts made a motion for David Blair to take over the position of Secretary, second by Donovan Saunders. A roll call of officers was called, Donna Sutts – Yes, Donovan Saunders – Yes, Beth Anderson – Yes, Lynn Vaneziale – Yes, David Blair accepted the position of Secretary. Donna brought up that the board has decided to no longer read the minutes of the previous meeting during the current meeting in order to save 10 minutes in order to get all business and any public comment done in the time frame allotted to the CLCA for use of the Folsom Municipal Building. Beth Anderson made a Motion to change the policy by putting the minutes on line and not having to send the minutes out. Donovan 2nd the motion. It was also noted that All of the reports will be attached to the minutes. A Roll Call vote was conducted, David Blair – Yes, Donavan Saunders – Yes, Donna Sutts – Yes, Beth Anderson – Yes, Donald Watson – Yes, Lynn Veneziaie – No, motion carries.

Roll Call of the Officers and Committee Chairpersons

Steve Slimm – President and Dams, Donna Sutts – Vice President, Donovan Saunders -2nd Vice President and Grounds, David Blair – Secretary, Beth Anderson – Treasurer, Donald Watson, Lynn Veneziaie.

Special Meeting

Beth Anderson called a special meeting, due to Donna Sutts resigning as President, Keegan Smith and Carol Weldon resigning from the CLCA Board, to make sure that there are more trustees than just 1. The minutes are posted to the Collings Lakes website. A synopsis is Beth Anderson contacted members to see what board members wanted to do and are willing to do, Steve Slimm is the new president due to being the only person willing to accept the position, all active board members at that time voted yes except Lynn Veneziaie voted no. Donna Sutts accepted 1st vice president, all active board members voted yes, except Lynn Veneziaie voted no, nobody wanted to be secretary so when David Blair was interviewed he stated he had previous secretary experience so the board members were willing to wait until he was approved and sworn in as a board member. There was an approval for an amount of money approved for election supplies so that it could be ready for this meeting. Nothing additional was discussed at the meeting.

Dam Report

Unfortunately Beth Grasso could not be here tonight. The spillway pipes have been removed, with the exception of one, they decided to leave it and the state approved it. All 4 were filled to the very back of and there is a huge 11 yards of concrete poured into the pipes and in front of the pipes. They also are going to put in a steel wall. Then they started replacing everything they did. They used vibrating machines to pack about 10 inches of soil, vibrated it down to about 5 or 6 inches at every point there is a Geo Engineer who is there to test the soil to make sure it was properly compacted. That went on until the end until they started putting stone down getting both the top and down the downward sides. They checked them all then they came through and did a nuclear test. We don't have the results yet, but geological engineer was there and stated that it will never fail, because they couldn't get the probe in more than 2 to 3 inches at all, due to the dirt was packed well. They laid the ACVs back over it, they started to pour the downward slope wall. The ACVs are down along the long panel, the one panel is not there yet, so there is still a little more concrete work to be done on the downward slope wall has to be finished. They have now poured concrete on the sides of the slope box, they had to put a step in on the East Collings side. On the Fenimore drive side. They actually put in a full slab because there wasn't one there. They started doing the new portion of the spillway, there is a lot to that. They started moving dirt down there to remove the ribrack, and it is scourable which is needed. Unfortunately somebody went up to Braddock dam and opened the sluice gate. WHAT that did was fill the scour hole they just finished cleaning. Now they have to go back and clean it again so they can fill the hole up with dirt because they can not press it. That all needs to be done before they can pour the concrete and do the nuclear studies. We are not able to get the gate closed, we tried, we did get it to close some but not completely. This is located on the

dam, somebody would have had to go around the fence to open it. We don't know how that is going to impact what they are doing. It was asked about a crack in Cushman Dam, that has already been noted and will be taken care of. Braddock dam, we have been locking the gate closed all of the way so the water is going through the dam then what is necessary, so it is holding up from what we can see while doing what they have to do. When I spoke with Tommy, he said we will probably have to open it and go in and remove any foreign object that may be blocking the sluice gate from completely closing and then close it again. It was asked why is there not a trash rack? Steve said it was never on the plans. Steve does want to get a price for the trash rack. It was asked you don't need a key to open it? No they used a pipe wrench.

Also Mark, Myself and Donovan went down to Lake George this morning, they climbed down the dam and shored it up and was able to stop 60 to 70 percent of the leakage stopped. It was shored up with boards and screws as a temporary fix, it will need to be replaced, but we have to wait for the concept drawings, bid drawings to come in. Once the drawings come in we have to wait for the state to approve the drawings, then we have to wait for the bids to come in. We may have to wait for the same thing, there are telephone poles and wires there. I would like to start talking to the phone and electric company now so that we are not waiting 8 months to find out how they want to handle the ones at Lake George. Someone asked I thought that Bethann Grasso said construction wouldn't start until 2026. Concept Drawings should be done within a year and then the drawings could be done quicker. The person said wait a minute, she is not contracted for that. Steve said Bethann is going to try to get the concept drawings done quicker. That is on the contract for January 8th.

Jan or Bob do you have anything? Reply- No we are good. Mark- No. Don- No. Beth Anderson added that pictures are being taken and every time she gets that goes up on the Facebook page. We are trying to get as many pictures as possible and make them public if you want to look at them. Steve took a bunch today and he is still waiting for them to transfer to his email.

Treasurers Report, Accounts Receivable and Bills Read by Beth Anderson

Late fees for \$5323.51, 2020 special assessment \$20.00, association fee \$480.00, fund raising \$24.98 bonfire shirt, total income \$524.98. Teir 1 Association fee \$105.50, Teir 1 Dam fee \$414.22, Teir 2 Association fee \$1889.81, Teir 2 Dam fee \$507.82, 2nd Teir 2 dam fee \$6142.65, Teir 3 Association fee \$303.22, Teir 3 Dams fee \$393.57, Unapplied cash payment income negative \$72.98 which is credits on accounts a person paid or a judgement release. Total 14532.32.

Expenses \$740.24, Interest \$599.37, lawn care \$285.00, Miscellaneous-Office Supplies \$19.33, Zoom \$34.10, Postage Stamps for Elections \$2192.55, printing for the nominations ballots \$69.70, Quickbooks Subscription \$235.00, office supplies, envelopes \$307.58, Accounting and bookkeeping fees \$562.50, Legal fees \$21420.72, Legal Fees for General Counsel \$394.00, \$100.00 negative return check fee, Electric bill \$11.24, Total Expenditures \$26971.33

Reimbursement for legal fees collected \$16736.52. New resident set up fee \$250.00, Interest income \$1167.71. Total other revenue \$18, 154.23. Motion for Treasurers Report and AR Report by David Blair, 2nd by Donovan Saunders.

Buckets Agent report \$796,482.85.

money market account \$81,636.42, games of chance \$5045.33, petty cash account \$927.00

Bills for approval: Atlantic City Electric \$12.97, H & S Business Partners \$600.00 & \$ 75.00 Total \$675.00, A Lot \$3755.25

Motion for Treasurers Report Donovan Saunders, 2nd David Blair, Roll Call to approve David Blair – Yes, Donovan Saunders – Yes, Donna Sutts – Yes, Beth Anderson – Yes, Donald Watson – Yes, Lynn Veneziaie – Yes, Treasures report Approved.

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Grounds Update

Donovan Saunders said there are couple of issues walking over on the Braddock Dam there is quite a bit of growth of small trees, plants and things that are going to disrupt the ACVs and spillway. Our gate is too small right now to get a vehicle in there to mow and we don't have access for any kind of emergency vehicles should someone fall in. We want to expand the gate there to 10 foot. We have 3 bids to do that, and I think we should accept the lowest of the 3 bids. The low bid is \$1500.00. Donovan made a motion for that. Beth Anderson 2nd the motion.

Lynn Veneziaie said that the bids were not apples to apples.

Donovan explained that is not the way it works. You present the issue to be fixed. You get the contractors to come out explain the problem, they tell you how they are going to fix it. The problem is there is a gate that is 4 foot wide and it needs to be 10 foot wide. When the contractors come out you tell them the issue and ask what they propose for a solution. The best solution was we have a 4 foot gate, the contractor is going to expand it to 10 foot by adding a 6 foot gate. The other 2 contractor proposed to tare the whole thing down and put up 2 – 5 foot gates at more then twice the price. So at less then half the price, we add a 6 foot gate to our 4 foot gate and we are done, it is the best deal we can get. We got 3 bids on the project and I don't think it warrants any other discussion.

Lynn said, did you go back to the other 2 companies?

Donovan said you don't go back and forth with different scenarios, how about if you do it this way or if you do it that way. You give them the problem and they provide you with the solution and bid what it will cost to do it their way. That is how things work.

It was asked if we talked to the engineers if there would be any problems. The engineer stated that if we have a tree grow up in the spillway there will be a major issue. There are trees that are sprouting right now, if we don't mow them and keep them at bay they will grow into large trees. I asked

Bethann Grasso today and she agreed that we need to service the area or at least get out there and weed wack, if you still have to get that stuff out of there.

The person in the audience said that Bethann Grasso said something completely different a couple of months ago.

Donovan stated that she said the grass to maintain the soil in the areas around it, that is fine, but even grass needs to be cut.

Another question was asked, didn't we purchase a tool?

The reply answer was no. Steve said he has a brush hog with his machine that he owns and could come down to trim the area so it could then be maintained by the company that maintains the grounds. Our guy RAC has a 56inch mower to be able to maintain the property, but he can not get it through the gate. Donovan, Mark and I went through the Black Horse Pike side and it took about 15 minutes to walk through the are, it is a good 3 to 4 feet tall. I do not expect RAC to clean that. Steve has a tractor with a brush hog that can do that, then RAC would maintain it.

Lynn Veneziaie said she has a question; do you know how this will affect the warranty?

Steve said it will not affect the warranty, only if a tree grows up and displaces a block.

Lynn said, what if you chip a block.

Steve replied, you arthey can continue to get stucke not going to chip a block, the mower has wheels on it.

Steve conducted a roll call of vote: Donovan – yes, Beth – Yes, Donna – Yes, Lynn – Yes, Motion passes.

We are also looking in to chaining off 2nd beach, because we are having an issue with cars driving onto 2nd beach and people hanging out. First thing we are going to try, if you are looking at the beach we are going to chain off the right hand side and just connect the posts to try to stop the people from driving in if they want to drive in the sugar sand, but we want to try to stop them from going in so we are going to give that a shot.

The person that got stuck were there any summons issued?

Steve said they were not, they were pulled out before he got there. I did tell them that if I saw them again, I took a picture of their license plate.

The person said, I assume the state troopers were called.

Steve said no, but I told him if I saw him there again, there is a sign there, he is not a member of the community, he would be charged with trespassing.

Donovan said there is no way that it would cost more then \$150.00 for the hardware. Donna made a motion to give Don \$200.00 to finish securing 2nd beach. Roll Call David -Yes, Donovan – Yes, Donna – Yes, Beth- Yes, Lynn – Yes. Motion carries.

Steve said he is going to take his tractor to 1st and 2nd beach, he also has a tiller, I am going to try and flatten out the beaches for next year, then I will flatten it with the bucket and I will do the same thing on 2nd beach. When 3rd beach is able to be used, he will go there and take care of that as well.

Donna said: We previously talked about getting cameras for the CLCA properties. It was asked why don't we try to do that this year, since we didn't get life guards and we have a little bit extra.

Donovan said, Steve did give me a good speck, so we are working on that.

Donna said, she would like to get that done before we continue to keep improving beach 1, then beach 2 and 3.

A resident said if we are going to do that then we have to do it because if people find out, they will be looking for them and destroy them. So don't let anyone else know. It will get out on social media, one way or another it will get out. Okay, lets see how much we have to invest, and we will make that decision.

Presidents Report

Steve would like to have a By-Laws committee to look in to changing some of the By-Laws, specifically one in question, when the Dues are do. Steve said he was told that this can not be done, because the date the dues are do is a court order. Steve has spoken to our attorneys and they both agree that you can change the By-Laws in any way that you, as an organization see fit.

Lynn asked, so according to the attorneys By-Laws supersede a court order? Because neither one of them have any idea about By-Laws. That is why we were referred out to a different attorney to do this.

Steve said that he would like to set up a committee with 2 homeowners and 3 board members to review and rewrite the or make changes to the By-Laws. It will not be done in time for this years Dues payments. Although this is something that we would like to see changed for possibly next year to help the owners out.

Donna asked, Does anyone know of a valid reason that this would harm the CLCA?

Old Business

New Business

Election nominations ballots are out, some have come in already. We have one person from each tier that will be nominated or running. Election Ballot Counters are needed. Nominations are due by October 12. Since the Harvest Festival is Sunday, Nomination Ballots can be dropped of to Beth at that time at first beach.

Steve would like to set up a budget committee. There would be 3 members from the board and 2 members from the community. A member of the audience said to allow residents on zoom also be a part of the committee, so I am just saying don't make your decision tonight on the committee. We all know and all listen to the Zoom and we don't have the volunteers, so if you would like to volunteer, please email Steve. So as far as the committee goes, I am going to appoint Beth, she is our treasurer, and she will chair that committee. Donna Sutts for the board and Ann Marie a resident will also be on the budget committee.

Management Company. Donna has been talking to a couple, there is one that continues to reach out. They seem to be very interested. I am trying to get pricing from at least 2 more, it has been very difficult and they are very far away. I have asked the one management company and he has agreed to do a presentation during our meeting, which is a Zoom only meeting. He would like to do a 15 minute presentation for the public. So we will have a 15 minute presentation that you will be able to see on Zoom. This way you will be able to see what advantages and disadvantages this company will provide. The name of the company is ACV Property Management, LLC.

Fund Raising

Sunday October 13 is the Harvest Fest, please come out. We have some vendors, a food truck that we had last year, we will be selling mums and pumpkins you can decorate for free. We also have the raffle drive, due to the raffles getting in incredibly late we won't be pulling the raffle tickets until the meeting in December. We will have the baskets there, we will also take pictures of the baskets in case anyone else wants to buy tickets they can do so. While we are counting ballots here we will pull the winning tickets for the raffles.

A question was asked if there will be signs up?

Beth stated we do not have a large sign, there is just the one for the library. Ann Marie has a sign that we will be putting up.

Comments from the Audience:

John Harra, lives at 105 Fenimore Drive, been there over 30 years. My wife and I have seen the lake down 2 times over that period. The state did it and I have seen some marsh and some logs and that is it. I want to know what is in place right now when they start to fill it again in the event that it overflows? Every time I ask how are they going to measure the height that is going to be the high water marks and the high water marks have been there at least 10 years, but now if they fill it in that growth is going to displace a lot of that water. So is there something in place right now that could take care of that? So that if it starts to go over the side where it has always been that it will be able to be released and let go right away?

Steve stated that we have 2 ways of lowering the lake 1st we have the sluice gate, we can open that a little bit to let water out. But the primary way of doing this is there will be 6 boards, so if the water starts to get too high, rather than wait for it we can pull boards to start lowering the water.

John asked, how do you do that? You need state approval, right.

Steve said, no we already have the lowering permits to be able to do that. Also there is a portion in there that says if there is an emergency, you can pull a couple of boards, we just have to notify downstream.

John says, Okay my concern is when we start to fill it, it is based on the construction that was done on the dam, and the high water mark when they start to fill it, if it goes over the level of the previous high water marks due to the growth, are we prepared to take care of that?

Steve stated, yes we are prepared to take care of that. What we will do is close the sluice gate fill it up to the top of the concrete, let it go over that and see where we are at, put 3 boards across the top. Steve said he will try to let residents know 3 weeks in advance.

A resident had a question about an updated cost for the Cushman dam, \$153,000.00, was this for a redesign of the dam?

Steve said no, it is for the redesign of the spillway, the state came in and did not like a scour that was caused by a massive rain that we received, the state said that it has to be redesigned on the E. Collings side of the dam.

The resident asked, they didn't see that, or the engineer, or whatever plans prior to that?

Steve said it didn't matter, because the spillway was complete. 100% done. So the state came back and said we have to do this, so we have a \$15000.00 engineering bill, they have to rip it all out.

A question was asked about the taxes, Steve said David Smara is still in the hospital and he will call him in the morning to get an update on his condition.

Amendment to the Minutes:

Prior to the end of the meeting Lynn asked Steve as a board member why can't she be part of the Dam Committee? Steve replied that we don't get along. Lynn said I am a Board member and I have the right to be on the Dam Committee. Steve said fine, you want to be on the Dam Committee, you are on the Dam Committee.

Meeting Adjourned at approximately 7:52 PM.