

April 7, 2025 Collings Lakes Civic Association Monthly Meeting

Meeting called to order by President Steve Slimm at 630pm

Pledge of Allegiance:

David Blair Roll call: All Present except for Mark Wainwright who joined after roll call taken

Beth Ann gave dams update:

Met with Dams Safety a few weeks to review where we are and go over some outstanding issues in preparation of the punch list.

A draft punch list has been prepared and sent to the board. Punch list not final until she receives the as built survey. Additional items may be added so it cannot be finalized and is dependent on elevations of what was built so additional items may show up.

Process as it stands will be a submission of a formal punch list and sent to Dams Safety and the board. Two or three issues outstanding with the DEP that were discussed in the field will be addressed in separate correspondence. These items are not contractor related but are referring to the original construction. Also, addressing the as built plans and have them all together and ready to go for the changes made throughout current construction. The final set goes along with construction completion form which will be filled out after all punch list items are satisfied.

Steve Slimm: Question if the Gabion Mattresses are too high in elevation?

Beth: There is a bit of a hump but the mattresses can be pulled back and we can get some soil out there. This item is on the punch list, but cannot be remedied until she receives the as built survey.

Don Saunders: How about the pictures>

Beth: Six inches high, the picture shows it.

Don Saunders: I am speaking about the pictures for the blocks that need to be turned down that he needs record of on the Fenimore side. No, it's not that. It's that. He wanted to make sure that the termination of the blocks was done correctly, as in where they terminate into the the knee wall.

Beth: Yes, we do have that information that was actually, for all that was out there before they extended the spillway and closed and buttoned it up. We actually had photos that we had prepared and sent into Zack. So we'll just dig up the latest ones, and we'll go from there.

Don Saunders: Yes, he's claiming he has no record of it.

Beth: I have that on my list.

Any other questions for Beth? No

Kevin from ACV:

If anybody again, having any issues with their accounts, we seem to be caught up on almost everything. Just put a request in the portal, and we'll get it resolved. I know Lori in our office has been in touch with many people that have had issues and we believe we're over the hump now, with all the with all the names and addresses.

David Blair: No minutes at this time from the March meeting because after they were saved to a PDF we could not find them. He is trying to work with the Steve to remedy the situation. Once we can correct this they will be posted to the web page.

Don Watson: Before I read the report, are all board members on the call. Yes everyone was on the call. Donald stated the board is not operating efficiently to get things done for the community and support the by-laws. Donald made a motion to remove the at large board member from the board. Steve said we have a motion, David Blair second the motion. David then did roll call and the vote was five yes, one abstain and one no, to remove Lynn Veneziaie from the board as the at large representative.

Lynn : Questioned why and per our by-law 5.4 removal of an officer from the board does not need a reason.

Treasurer's Report: Donald Watson explained the change from Link Bank to American Heritage Credit Union. Account numbers have changed and balances are as follows.

Maintenance Account: \$404,673.36 ends in 065-S01

Games of Chance: \$5050.35 end in 065-S02

Dams Account: \$548,757.88 end in 065-S03

Money Market: \$82,433.73 end in 065-S04

Expense Account: (debit care account) \$1500.16 end on 065-S04

Online banking account has to be set up with minimal amount of \$25.00 taken out of the maintenance account.

Total Income: \$148,964.05

Bills: Pennoni Engineering \$912.87

ACV \$1113.00 March Bill

ACE: \$12.55

Zoom: \$17.05

ACV: \$1500.00 April Bill

Hill Wallack: \$3370.75

Total: \$6926.22

Motion to accept and pay the bills was made by David Blair, Don Saunders second the motion.

Roll Call vote all in favor.

AnnaMarie Tier 1: Questioned the transfers from the maintenance account into the dams account?

Kevin ACV: Three transfers were done. January, February and March. Due to the bank conversion Kevin did not have the amounts for January and February , but the March transfer was \$289.502.71

Steve Slimm: Link Bank is still trying to get us the past 18 months of statements uploaded and Steve is working on that. ACV will be putting all reports on the website from now on.

Steve stated there will be an RFP for engineering for Lake George and Lake Albert and that is also on the site.

RDZ has one day of work from the punch list they will be working on. Removing rocks from the stream and further grinding of the ACBs.

Bids for fencing:

Mike's fencing: No response

Endevors: No response

Clearview fencing: No response

Master Wire: \$10,500.00 additional fee post an additional \$1400.00

Superior Fence: \$7950.00

David made motion to accept Superior, Don Saunders second the motion. Roll call vote all in favor.

Lifeguards: This is an ongoing issue and will be discussed again.

Grounds: Don Saunders

Cans at 3rd beach.

Painting the swings estimates:

Jeff's Power Washing: \$950.00

Frenchies: \$600.00 but did not have insurance

Pirana:\$1000.00

Mariano: \$1400.00

Steve made a motion for Jeff's Power Washing. David second , all in favor.

Signs for beaches: Signs will be polymetal

Signs by Dan: \$2052.00

One Stop Sign: \$1176.00

Sign Company: \$2410.00

There are a lot of signs here. There's 2 36 by 24, 6, 12 by 12, 2, 60 by 48, 8, 12 by eighteens, 2, 24 by 24, and then all the channels and hardware, the mounting bars that go into the ground, and that the signs screw onto.

Don Saunders made a motion for Signs by Dan, Mark second , all in favor.

Supplies for Swing sets: Don Saunders

I have 3 companies here. To get the hardware, new seats, chains, everything for the swing sets. They're all commercial grade one is swing set, Mall. I got a price from American parks and another one from school fix, and it's gonna be the best price was around 16 to 1,800, depending on how we package it and what the shipping is, but I wanted to get approval for 1,800 to get everything ordered for all 3 beaches.

Dave made a motion to accept, Steve second and all are inf favor.

Steve Slimm results from by-law changes.

The results. Thank you, Kevin, for the taking care of the elections, for the bylaw changes. I'm happy to say that there were 57, no's 870 people, or 870 homes eligible to vote, so we would have needed 87, or 88 votes for No to not be approved. So the motion has passed so all of the bylaws that we brought forth have passed our invoices now will go out February 15 due March 1st and you get a 30 day grace period, which will put you to March 31st or April 1st.

The board took a roll call vote to ratify the changes and all are in favor.

The document must be notarized and then sent to Hill Wallack to take to the counties and register the changes.

AnnaMarie Tier 1: Question how is it to change the by-laws. No denomination was given. It will be the court fees and Hill Wallack's fee.

Details given on Flower Sale and Easter Egg Hunt.

Din Watson gave a shout out of thanks to Butchie Perna for repairing the bench at first beach.

Mark gave a shout out to AnnaMarie and Nancy Spohn for the Easter display at the sign.

ACV will be putting the balance sheets on the website from now on.

Mention of wasp's nest in the lifeguard stand at 2nd beach. Don is aware and will get it cared for.

Concerned resident, Barb Hehre, does not want the bees killed , it was explained that they are not honey bees , they are wasps.

Beach clean up dates will be announced at the May Meeting,

Containers needed for beach 3,looking at them and getting quotes.

Kristen Lubrano Tier 2: I have a question as a point of clarification to something earlier. There was a question in the chat, and I just want to confirm that the voting and the bylaws is being done by Acv.

Steve Slimm: Yes, all voting and all financing all payments. That's another thing. I'm still getting payments to our Po box. People. Please send the payments to Acv, because all I do is put it in an envelope and mail it to them. So it's actually costing us another 75 cents for a stamp so please send your payments to ACV. We don't make any deposits. We don't touch the money. We don't do any thing with it, that's all with our management company. That's why we hired them.

Kristen Lubrano Tier 2: I did have a question, and it's just for clarification based on the motion earlier. The motion that was to remove Lynn based on the bylaws. My concern is that the justification for the reason behind that was due to a disagreement and my understanding of the Board is that not everyone has to be of the like mind and have to agree on everything. And that's kind of the idea of a board we don't want just a board of yes, people who everyone agrees to everything.

Steve Slimm: 100 % correct.

Kristen Lubrano Tier 2: Okay, but that then that's where the concern comes in with the justification which, again, I don't know the behind the scenes, which is fine, but the reasoning provided on the Record this evening was that.

Brian: She was causing dissent.

Kristen Lubrano Tier 2: And not agreeing with everything. And while I can understand that that's annoying, and that makes things more difficult to work that is not a proper reason to remove someone from a board that was voted on by the public. And again, I don't have an intimate knowledge of the bylaws. I didn't anticipate having to read them tonight, but.

Steve Slimm: So the bylaws actually state that we can remove her with or without cause that is exactly what the bylaws state. When questioned if he had the by-law he did not have them at that time. For the records it is by-law 5.4 removal of officers.

Keegan Smith Tier 2: Can I remind you? I just say something from the heart let me remind you, Steve Slim, that you only still sit on the board because people gave you and your differences with, and your confrontation with people a second chance I don't think it's wise to remove Lynn when she's the only one that still knows quickbook.

Steve Slimm: Thank you for your input we don't use quickbooks.

Motion made to decrease the users in QBs to lower the cost of monthly fee. Right now we are paying 235.00 per month and this would lower it to \$99.00 per month. We will not get rid of QBs until next years taxes are done and Dave Smarra tells us it is ok.

Keegan Smith Tier 2: How will you be able to track old debt? It all got transferred, because when I sat on the board, when you guys were bringing him on you, we were under the impression that there would be no way for him to track that stuff efficiently

Kevin ACV; No, we we were able to figure out all that, and we're working with the attorneys. To make sure that we have the correct list and the correct totals that they have. So we're looking for the backup to justify their collection efforts. And that's we're working closely with them to get that all done before everything gets turned off.

Keegan Smith Tier 2: I also remember the question I was gonna ask. It's based on the budget. That since we have 2 more beaches opening up that all of that's going to be in on the insurance. And the only reason why I'm asking is because last year there was a discrepancy in insurance and what was covered and what wasn't. So I just want to make sure, if we have a proposed budget, that the increased possibility of insurance, if those beaches and the new dam aren't part of it are just a reflection of that.

Steve Slimm: We have an excess in our account of over \$90,000, which I know will cover any of this stuff that we have to purchase for these beaches and our insurance. We did a rough calculation on all that before.

There was conversation regarding why Donna is still running the Zoom. This issue will be referred to Steve Naegle to be rectified.

David Blair had to resign from the board due to work issues and scheduling conflicts.

Don Saunders the motion to adjourn the meeting. , Mark second all in favor to adjourn.

Meeting adjourned at 7:45pm.