

February 3, 2025 minutes:

Meeting brought to order, pledge of allegiance.

Swearing in of new members:

Mark Wainwright, Brian Trassetti, and David Blair .

In attendance:

Steve Slimm, Don Watson, Lynne Venziale, Don Saunders, Mark Wainwright, David Blair and Brian Trassetti.

Two guests attended, Beth Grasso and Kevin from ACV Management.

After a few interruptions from the audience the meeting took place.

Steve explained the details will be explained after Beth let's us know where we stand.

Beth: We are going through the punch list. Still some work to do and we cannot do the stabilization until mid March. We need the as built plan.

Tom Venziale Tier 2: Questioned the positioning of the blocks, the work started today. Question how long it will take? 5 days to correct. How many were there, 28 that need to be corrected.

Beth explained the gridding options. If we do not do this, we would have to pull them up and they would break. The as built plan will assist in the grinding and how many need to be done.

Carol Weldon Tier 2 questioned if we are being charged. Beth said no and even her time is being billed to Zeuli. Questioned if they will float away. Beth explained how they work. Larger rock has been placed downstream to slow the velocity of the water.

Carol Weldon Tier 2, questions around the credit regarding the dewatering. The dewatering is part of the plan so no credit is issued.

Keegan Smith Tier 2: Questioning the same issues that Carol just asked regarding the credits per say applied and things get lost in these large amounts of money and we don't know as a community if we are being double billed essentially. Beth has assured the community the issues are not being double billed.

The last item Beth had was regarding a report for Lake George and Lake Albert. It includes a survey for both dams and needs to go to the DEP. Included cross sectional information for the hydraulic and hydrological design. The H&H tells us how big the spillways have to be and the elevations,

Bids will go out for both construction and engineering.

Kristen Lubrano Tier 2: Are we looking at grants? Steve answered the question and said we do have a loan, but because we are a private lake community grants are not applicable. DEP loans take anywhere from 2 to 4 years and they get ranked. Private dams cannot really get any help.

Kristen also questioned the time lines, Steve answered and said the court order states until dams are done. She questioned the court order states \$500,000.00 per dam. Beth stated this is just for the construction not design.

Kristen was trying to figure out how much longer this will go on. Beth said at least 5 years.

It was explained that once all the dams are done we will just be paying the maintenance portion for our annual fees. Once Cushman is done the fees will continue even if there is no work on Lake George and Lake Albert we are basically banking the money for those dams.

Meagan McGee Tier 1: Question while we are waiting on the construction will be working on public access to these lakes? Steve Slimm answered: Jan Kaufmann is working on a grant that may be able to help us with this access. The lots are in Buena.

A motion made to approve of the January minutes. Lynne Venziale objected because there has been no financials since October.

David explained the issues regarding the report that was sent from Beth. His mouse so we have to table the numbers for now.

Kevin ACV explained that the names and addresses did not come into the system properly. Tiffany from H&S is working with ACV to get them the information they need to onboard the information properly.

Kevin went over specifics of the system. Lori has been fielding calls regarding misspelled names and address issues. We wanted to get the ballots and invoices together, but it didn't work at first and we have worked through the issues. Errors in Tier 1 were covered by ACV so no additional cost to the association. Went over all the screens in the system.

Due dates for payment plans were discussed. Kevin gave the dates that payment plans are due. Auto pay can also be set up.

Carol Weldon Tier 2: Question credits that did not post. Kevin is working with H&S to get that straight.

Discussions around who wrote the letter regarding the votes on bylaw changes and how they are going to be counted. Kevin answered they are individually opened because folks mailed their payments with the votes.

Motion to adjourn because of the time factor.

