

February 2, 2026 CLCA Meeting Boro Hall Folsom NJ

Meeting Called to order by Donovan Saunders.

Pledge of Allegiance

Roll Call:

Steve Slimm: No

Gina Stant: No

Mike Hollander: No

AnnaMarie LaRocca: Y

Mark Wainwright: Y

Don Saunders: Y

Brain Trassetti: Y

Donna Sutts Swore in the members present.

There was no reading of the minutes because the January call did not record.

Treasurer's Report:

Maintenance Account: \$277,021.13

Games of Chance: \$5301.56

Dams Assessment Account: 163,440.86

Money Market: \$176,399.00

Savings Account: \$5030.33

Expense Account: \$1335.64

Balance on the Loan: \$14,025.80

Bills for approval:

ACV Management: \$208.75

ACV Management January Payment: \$2950.00

Loan Payment: \$3064.85

Insurance Dishonesty: \$409.00

Quickbooks: \$115.00

Atlantic City Electric: \$12.15

Hill Wallack Invoice: \$13,612.75

Zoom Fee: \$17.05

Motion to approve the bills as read: AnnaMarie made the motion to accept and Brian second the vote, all in favor: Y

Committee Reports:

AnnaMarie spoke on bringing back the committees. That would be fundraising, events committee, grounds committee and the dams committee. The committees will meet once a month to discuss plans.

The 2nd ave thrift fund raiser yielded \$187.00 for 777 pounds of clothing. A little disappointing and not sure if we will continue.

Beth may be doing the Spring flower sale. I have to check with her.

The next function will be the Easter Egg hunt. Reminders will go out to the community and AnnaMarie will be looking for volunteers.

Dam's report:

Cushman has passed and will be at full height by February 15. There is a small crack that needs to be repaired and we are waiting on the weather at this time.

We are waiting on the DEP for further information to get started on Lake George and Lake Albert. We need this information to start the bidding process.

Grounds:

Beach clean-ups. Beach 1, May 9, 2026. Beach 2 May 16, 2026. Beach 3 May 23, 2026.

Other projects include a volley ball net installation at beach 2.

2 new Lifeguard stands that need to be installed at Beach 2 and 3. We are thinking about doing this along with the clean up.

Installation of new buoys at 2nd and 3rd beach. Anchors are already in place. Then we need to till and put down salt for weed prevention.

Signage has been vandalized so we have to replace the ones that were destroyed.

We are once again doing the wristbands beach tags.

Lifeguards are in place. We have 3 locked in and a fourth going into training. We will probably do Thursday through Sunday as in years past.

No Presidents report, Steve is was not on the call.

AnnaMarie mentioned that if we go to one user the charge would be \$19.99 per month. I will look into this to see what we need to do.

We have a 3.5% increase to the dues as follows:

Tier 1 Dams \$676.17 Maintenance \$173.27= Total \$849.44

Tier 2 Dams \$525.58 Maintenance \$137.45= Total \$663.03

Tier 3 Dams \$392.03 Maintenance \$102.82= Total \$494.85

Donna requested that the board let the public know what each person's position is now.

Steve Slimm: President, Don Saunders Vice President, Brain Trasseti 2nd Vice President,

AnnaMarie LaRocca Secretary, Mark Wainwright Treasurer. Mike Holland Tier 2 trustee

Gina Stant Tier 2 Trustee

Butch Perna Tier 2 questioned if the invoices went out and we told him that the invoices will be going out on February 15, 2026. He elaborated on the fact they should have gone out sooner and we told him that we were working with ACV to make sure everything looked ok in the systems and a bit of fine tuning needed to be done. Yes, we agreed they should have gone out sooner and will do better going forward.

Anything on Trustee reports. No one had anything.

Butch questioned the crack in the dam. The crack will not affect the lake or cause a failure because the crack in above the water line.

Butch questioned Kevin from ACV to see what the cost is to have him at the meetings and the board explained that it is part of the monthly fee.

Amanda Coffey Tier 2: Questioned if it is ok to get more green paint to paint the guard rail that was placed at 2nd Beach 2 years ago? AnnaMarie said she would check with George to see if he had anymore and then we can go from there.

Steve Naegele asked if we were going to rake over the beach to get to some of the glass.

Megan DeHart Tier 1: Are there any plans for public access to Lake George and Lake Albert?

Butch question if there would be a Pine Barrens issue. That is something we would need to check into. Butch also questioned Timber Lakes and they got money from the state. AnnaMarie told Butch she would look into what type of money the got from the state.

AnnaMarie elaborated on the grant writer that Mike found and they go through the Green Acres program but once again it is more money.

Steve Naegele Tier 1. He remembers that when we started the process of repairing our dams that for Lake George we would need to make the clearing bigger and then on the process incorporating the boat ramps.

Megan DeHart Tier 1: Questioned if we have looked into a project manager for Lake Albert and Lake George. Don explained it would be cost prohibitive. AnnaMarie brought up the point that we included money for a project manager in the budget for 2026. Yes this is something we have talked about.

Donna Sutts Tier 3: Questioned if we have looked into an engineer. We can't do that until we have the DEP report.

Motion to adjourn made by AnnaMarie