

March 3, 2026 Meeting Minutes

Pledge of Allegiance

Moment of Silence for our Fallen Soldiers

In attendance:

Steve Slimm, Mark Wainwright, Mike Hollander, Brian Trasetti Don Saunders, Gina Stant, AnnaMarie LaRocca.

Kevin said we can make a motion to approve the minutes as long as they are posted. Motion made to accept the minutes as posted on the website by AnnaMarie, Mark 2nd motion. All in favor.

AR Report: Read by Mark Wainwright

Maintenance Account: \$317,633.94

Dams Account: \$163,639.94

Games of Chance: \$5483.81

Saving Account: \$5055.33

Expense Account: \$1500.00

Money Market: \$176,608.70

Loan Balance: \$11,525.00

Bills for Approval February for March :

ACV annual mailing for invoices: \$2620.00

Loan Payment: \$3551.73

Quickbooks: \$115.00

Hill Wallack: \$6,648.00

ACV March monthly fee: \$2950.00

E-votes: \$130.00

Election mailing: Tier 1 \$1020.00, Tier 2 \$5565.00, \$11750.00,

Grand total bill for approval: \$23,852.87

Motion to approve bill made by Don Saunders, Mike 2nd the motion

Roll Call Vote Bills:

Steve Slimm Y, Don Saunders Y, Brian Trassetti Y, Mike Hollander Y, Mark Wainwright Y, Gina Stant Y, AnnaMarie LaRocca, abstain from the election invoice and approve all other bills for payment.

Onto reports:

Steve recapped the Cushman dam progress. The crack has been completed. Steve sent an email to Beth to question when we will get the end work paperwork. Steve sent the information to the board and the dams committee. Steve sent the state an email questioning the status of the other two dams. They said they were waiting on information from Beth Grasso and we have received confirmation and the information has been sent to them. We have not heard back from the DEP as of yet. Steve will reach out again to the DEP so we get this going. Cushman and Braddock sluice gates are closed.

Don Saunders elaborated on Braddock and if we could avoid this design again that would be helpful. It's tough to have to lean over and crank it to open and or close it.

Grounds, at this time is about the same as my last report. We are going to get going on the items discussed at the last meeting late March to early April. AnnaMarie made a request to get the landscaper out to beach 3. It is in very bad shape. Don said he would look into it.

Kevin gave the stats on our collections and collections is reducing on a monthly basis. Due to the new invoices going out we may get a bump in these numbers. AnnaMarie asked that we discuss the process we went over in January and I will take the time to reach out to residents to see if they need further assistance.

Kevin explained the process he will be doing. First, we send an email, notifying that we missed your payment, then we send the second letter, which is the past due amount, and then if we do not get a response with the email, we send a paper letter also. We do not send certified unless Ashley requests items be sent out certified.

AnnaMarie thanked Kevin for the information and made a request that when the process is complete, she will have the ability to reach out to residents. No one wins when we send someone to collections.

Kevin updated the figures for everyone from Ashley. Hill Wallack invoiced \$128,552.00. They received \$272,366.60 in payments from January 1, 2025 to December 31st of last year. The money is coming in. They estimated \$143,784.00 was collected than was invoiced.

Reconciliation not done yet because it is only March 2nd.

AnnaMarie spoke on the flyer that was sent out. To date we have only received one email to participate. The committees are helpful for community engagement. AnnaMarie asked the folks on the call to spread the word. We do have volunteers but it is the same residents time and time again.

The next event is the Easter Egg hunt. It will be held on Saturday April 4th. AnnaMarie got some baskets together not to raffle off but to give away. Beth said last year there was a special Golden ticket and the kids that found them got large chocolate bunnies and we can that again this year. We are also going to launch the spring flower sale again. As we get closer Beth said she will get a flyer for that because they do not ship until April.

Anne Adair made a very nice t-shirt for Steve with the sign logo on it. I was nicely done so I'm going to see if she wants to partner and maybe get some kind of fund raising with that.

Beth spoke on trying to do another Harvest Fest. That will be a undertaking but we can try to put it together.

AnnaMarie spoke on just doing an event for the openings of beach 2 and 3. Maybe do a July 4th celebration. Get another permit for bonfires, smores again. A friend of mine recently told me that an individual I went to high school with has a fireworks company. I was going to try to talk to him. Everyone seemed to enjoy the Christmas event. Steve said we may need to talk to our insurance agent to see if we could do this ourselves.

Mike had questioned if the Easter Egg Hunt was on the same day as Abundant Life. Abundant Life is March 28, 2026.

Mike bought up the dead geese and what we should do. Steve said we are not supposed to touch them. It is the state that needs to address this also the county. Mike also may have another lifeguard. We have 3 right now. AnnaMarie told Mike we can talk about that.

Chat questions:

Gabrielle Brown Tier 3: Has Dam safety passed Cushman Lake? There is a caveat, we had to add more riprap on the upstream side. Also, there were repairs to the ACB. That was done. We need to schedule another inspection. Inspection cannot be done until the state has the paperwork from Beth at Peonini.

Why is ACV using 2 sheets of paper? This was the Zoom user and when questioned for a name there was no response. They also wanted to know why the board spent \$14.99 for a pen. Steve Slimm said it was box of pens not a single pen. Steve Naegele said that in the replies it was Ina tier 2.

ACV elaborated on the two 2 pieces of paper. One was for the invoice and the other was for the payment plan.

Donna Sutts Tier 3: Questioned if we are going to be able to pay online? Kevin explained the instructions we on the form on how to pay online. Donna said she got her email that it was paid.

Old Business/New Business:

AnnaMarie had a follow up from the last meeting. Regarding Timber Lakes. Butch had said they got money from the state. It was not a grant it was a 10 year low interest loan.

Gabrielle Brown Tier 3: Questioned if ACV is charging for the use of a card. Kevin said yes there is a charge. Yes, the resident is charged the fees for ACH payments and for credit cards. Both fees are a third party charge.

AnnaMarie spoke on the fact that residents were calling the number on the website and not getting called back. These calls were not going to ACV they were being routed to the spam folder in the Collings Lakes email. She apologized for people not getting called back but if you do leave a message someone will reach out with 24 to 48 hours.

Motion to adjourn, Don made the motion. Gina 2nd.