



**LOCUST LAKE VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES #525
February 15, 2020**

Present: Bob Christensen, Chair, Al Markin, Vice-Chair, Dee Kasarda, Secretary, Bob Wolek, Assistant Secretary, Bill Dorner, Treasurer, Karen Avery, Diane DiSandro, Steve Geffen
Via Teleconference: Bob Wolek, Assistant Secretary and Tony Ruggiero, Assistant Treasurer
Also Present: Mary Marucci, recording secretary

There is a quorum.

The Pledge of Allegiance was recited. There was a moment of silence for Fred Page.

1 Bob Christensen called the meeting to order at 9:30AM.
2

3 **ACCEPTANCE OF MINUTES/MEETING #524, DATED DECEMBER 14, 2019**

4 A motion to accept the minutes of Board of Directors meeting dated December 14, 2019 was
5 requested by Bob Christensen. Motioned by Bill Dorner. Seconded by Steve Geffen.

6 **MOTION PASSED**
7

8 March 21 and April 18 will be the next Board Meetings.
9

10 **CHAIRMAN'S REPORT**

11 Bob and I met with Shiffer this past week and hopefully within the next two weeks, it will be
12 moving quicker. Bob said he cannot say any more than that at this time.
13

14 Pines Lake Parking – We are looking at an area to the left for additional parking. An engineer
15 has looked at it, but we need a wetland delineation completed.
16

17 Chalet Parking Lot- We have been in touch with Hanover Engineering. There were changes
18 made to the original plan. Hanover will make the changes to the plans and then we can go for
19 Township Permit. Water cannot go down towards Locust Lake because it is a high value dam
20 and wetland area.
21

22 Front Gate- Hanover and Tobyhanna Township have concerns about a front gate with the
23 stacking of traffic.
24

25 Maintenance Area- The fuel storage tanks need to be replaced. We are looking to pave Pop
26 Gassner Way around the compactors.
27

28 New manager- 7 Candidates have been interviewed. The entire board will interview all 7
29 candidates next week.
30

31 **MANAGER'S REPORT**

32 N/A
33
34
35
36
37
38



39 **TREASURER'S REPORT**

2020	January	Percent Budget	Year to Date
Operating Budget 2020		\$ 2,093,218.21	
Operating			
Income	\$ 580,990.14	27.76%	\$ 580,990.14
Expenses	\$ 208,185.93	9.95%	\$ 208,185.93
Balance	\$ 372,804.21		\$ 372,804.21
Capital			
Income	\$ 374.19		\$ 374.19
Expenses	\$ 65,500.32	-	\$ 65,500.32
	\$ (65,126.13)		\$ (65,126.13)
	Cash Balance		\$ 323,783.59
Reserve			
Income	\$ 154.57		\$ 154.57
Expenses	\$ -	-	\$ -
	\$ 154.57		\$ 154.57
	Cash Balance		\$ 944,035.35
Grand Total	\$ 307,832.65	Cash Balance	\$ 1,640,623.15

Note: Expenses for operating reflect 3 pay periods in January

40
41 **Finance Committee**
42 Voting on Financial Policy change today
43 Meeting March 13th at 10:00AM
44

45 **Security Committee**
46 Joe D'Alto gave a report.
47

48 **Buildings & Grounds Committee**
49

50 **Roads Committee**
51

52 **Lakes & Wildlife Committee**
53 Bob Gettis will start to have regular meetings.
54



55 **Recreation Committee**

56 Information is sent out in weekly eblasts.

57

58 **C & T Committee**

59 No report

60

61 **By-Law Committee**

62 There will be a bylaw change for vote for review next month.

63

64 **Village Life**

65 No report

66

67 **Rules Committee**

68 Rule changes will be given to the board next month.

69

70 **Long Range Planning**

71 Working group. How to grow volunteer base.

72

73 **Old Business**

74

75 **New Busines**

76 A motion to approve \$8995.00 plus any applicable taxes and fees from Replacement Reserve to Roxbury Trailers for 2020 SureTrac Equipment trailer was requested by Bob Christensen.

78 Motioned by Dee Kasarda. Seconded by Tony Ruggiero.

79 **MOTION PASSED**

80

81 A motion to approve \$1299.00 plus any applicable taxes from Replacement Reserve to Mowers @ Jacks for replacement walk behind Leafblower was requested by Bob Christensen. Motioned by Dee Kasada. Seconded by Diane DiSandro.

84 **MOTION PASSED**

85

86 A motion to approve the Short Term Rental Fine Structure was requested by Bob Christensen. Motioned by Bill Dorner. Seconded Steve Geffen.

88 **MOTION PASSED**

89

90 A motion to change the Financial Policy utilizing Vouchers in place of Purchase Orders. Was requested by Bob Christensen. Motioned by Bill Dorner. Seconded by Al Markin.

92 **MOTION PASSED**

93

94 A motion to approve the Lotjoinder 176 Wagner Way and 124 Wagner Way was requested by Bob Christensen. Motioned by Dee Kasarda. Seconded by Karen Avery,

96 **MOTION PASSED**

97

98 A motion to approve the Lotjoinder of 386 Berry Lane and 129 Berry Lane was requested by Bob Christensen. Motioned by Dee Kasarda. Seconded by Steve Geffen.

100 **MOTION PASSED**

101

102

103



104 **Adjournment**

105 A motion to adjourn the meeting was requested by Bob Christensen. Motioned by Dee Kasarda.

106 Seconded by Bill Dörner.

107 **MOTION PASSED**

108

109 Meeting adjourned at 11:15AM.

110

111

112

113 Minutes Approved by: _____

114 _____