

- DRAFT -
Annual PLAA Meeting of Members
Sunday, August 18, 2024

The Punderson Lake Allotment Association's Annual meeting was held on Sunday, August 18, 2024, near the Big Beach (by the PLAA storage shed). The meeting was called to order at 2 p.m. by President Phillip Hamer. The meeting opened with the Pledge of Allegiance. Roll call was taken by Secretary Monica Palivoda. There were 23 voting members in good standing in attendance as well as family members and friends. Monica read the August 20, 2023 minutes from last year's annual meeting; the minutes were approved as read.

President Phil Hamer gave the President's report emphasizing his reasons for becoming a trustee and PLAA President: Auditing the financials with our third-party accountant Charlie Davis as there were discrepancies between bank balance and QuickBooks balance which lead to successfully balancing the PLAA books; tracking down deviations in the billing process and verifying membership addresses and owner information. Phil's third goal was membership dues and how to keep members involved in the Association. This spring, late fees and interest were waived in an attempt to receive more delinquent dues and the Association was able to collect \$12,550. By also offering a payment plan, four members took advantage of that opportunity. Unfortunately, this year we have new and renewed liens filed at the County Courthouse that total over \$123,000! Phil's final goal was to have a beautiful, usable lake which he discussed in the Lake Committee report (below). The PLAA also has a new insurance carrier, saving the community additional money. Phil thanked trustee Jerry Kayser for all the time-consuming work he put in getting this accomplished.

Secretary Monica Palivoda gave the **Welcome/Membership update**. She noted the passing of four long-time PLAA members: Patricia Collier (12086 Hotchkiss Road), John Doering (formerly at 15472 Lakeshore Drive), Evelyn Rowlands (12075 Forestwood Drive), and Sandra Teachout (12091 Crampton Drive). New PLAA members include Megan and John Eigner of 12091 Crampton Drive and Robert J. Scott, residing at 12114 Hotchkiss Road.

Lake

The Lake Committee report was provided by President Phil Hamer. On June 1st, the trustees sent out a detailed report on the condition of the lake, it is available on the PLAA website for viewing. The report detailed the early spring challenges of the curly pond weed and early growth of algae and the Board's plan of attack to control the issues. We may have similar challenges next spring with the curly pondweed as it is a difficult plant to eliminate as it roots deep in the mud bottom; however, the hope is it won't be as severe as it was this past spring. The lake was dyed early this spring and throughout the year, to keep sunlight from promoting more vegetation growth. The lake algal blooms this season were due in large part to an overabundance of nutrients in the lake soil. Septic runoff, foliage, killing of pond weed, lawn fertilizers, run off from heavy rains including animal feces, all contribute to the high phosphorous levels, which is the main culprit feeding the algae in our lake. The trustees have a plan in place to control the phosphorous level by applying a flocculent which binds the phosphorus particles together and settles them to the lake floor. Once flocculent treatments are performed, it can lock in the nutrients for a period between 5-10 years. This can be a substantial cost savings to this community over time. The importance of consistent septic maintenance and pump out was stressed. The E. coli test results of the lake water were well within safe range.

Beach and Beautification

Both the Big and Small beaches continue to be rototilled by PLAA members. Sand for both beaches will be ordered for the 2025 season. For the past few years, the large number of geese on the lake and beaches has been problematic. When there are more people using the beaches and more activity in those areas, the geese tend to stay away. New signs for the secondary entranceways are in the process of being ordered. Fall and Spring cleanups will continue to be scheduled with work credits being given. The April 20th Spring Cleanup had the most number of volunteers seen in a long time with much accomplished. The Fall Clean Up is scheduled for Saturday, October 19.

Building

Mike Denchik provided the Building report. The DiLauro's build of their new home is complete (15629 Valleyview Drive). There are plans being reviewed for Joe Grattino to build a new home on his property (12213 Grandview Drive). If you are planning any building projects, decks, additions, docks, fences, please contact the Building Committee at trustees@littlepundersonlake.com. For any new building questions, contact John Boksansky, Newbury Township Zoning Department Inspector. A reminder to make sure decks, fences, and additions do not impose on a neighbors' property or block views of the lake for other residents. Many residents have made improvements to their homes which is a benefit to our entire community!

Roads

Jerry Kayser gave the Roads report. The Association has completed the 3-year roads improvement project with work on Lakeshore and Crampton Drives. Most roads have been repaired, chipped and sealed. Ditching work was also done by an outside contractor which could have been done better. When it was realized early in the year only about 70% of PLAA members were paying their dues, we needed to conserve money, so for the balance of this year we only did pothole patching. We now have a quote for the work needed to continue to keep our roads in good condition. The work is broken into 6 separate projects with a total cost of \$50,000. The work does not include any road edge grading (between the ditches and roadway); this is one thing that needs to be done in certain areas to help water run off the road and into the ditches thereby making the double chip and seal last many more years. The biggest issue tearing up the roads has been the large trash hauler trucks. We currently have 3 companies picking up trash in our community (Waste Management, Dumpster Bandit, and Rumpke). Since Rumpke hauls using a double-axle truck, we will be asking all who use Rumpke to gain the benefit of a lower fee and help us to preserve our roads by switching over to Dumpster Bandit (\$66 for 3 months) or Waste Management (\$75/for 3 months) when it is time to renew your trash hauling contract.

Financial Report

President Hamer reported that the PLAA trustees have hired and are using retired accountant (freelance CPA) Charlie Davis to do all financial services needed, including QuickBooks. The beginning balance for 2023/2024 fiscal year was \$63,959.47. \$78,699.73 was received for deposits and debits totaled \$78,094.42 for an ending balance of \$66,296.82. Phil then reviewed this past year's budget with the actuals spent and presented the proposed 2024-2025 budget after discussing potential items for capital improvements (new mailboxes, new aluminum boat for lake treatments and applications, etc.).

Approval of Proposed Budget for 2024-2025

Lake: \$18,000

Beach & Beautification: \$3,000

Landscaping: \$7,000

Utilities: \$5,500

Roads: \$42,500

Administration: \$6,200

A motion was made and seconded to approve the PLAA proposed budget of \$82,200 for 2024-2025. The proposed budget was approved unanimously by members present (via show of hands).

Election of two Trustees

Mike Denchik will not seek re-election for another term. Jerry Kayser will run again for a trustee position. Brenton Bomback and Stuart Sarkisian were nominated as trustees. The nominees were individually voted on by show-of-hand vote. Jerry Kayser and Stu Sarkisian were the two nominees receiving the most votes and were thanked and welcomed as trustees, and Brenton was thanked for his interest in running. Outgoing trustee Mike Denchik was acknowledged for his service to our community.

New Business

The following items were submitted by members in good standing and discussed or voted upon:

1) Might be cost effective to start foreclosure on one of the properties and publicize it.

President Hamer discussed this suggestion. Unfortunately, hiring a foreclosure lawyer is a costly and time-consuming process (possibly years) that does not guarantee PLAA would receive enough benefit to justify.

2) Are there any extra matching mailboxes? Or where were they purchased? (Broken lid on one mailbox.)

Trustees discussed plan to upgrade the row of mailboxes at the PLAA main entrance and Valleyview Drive to include lockable USPS-approved boxes. There are also a couple extra plastic mailboxes with lids currently in the storage shed that can be used to replace the broken one until the new lockable mailbox units are installed.

3) Change \$50.00 clean up fee to 1 x \$50.00 credit per working person, not per owned household. This way if 2 people come from same house would get more credit, maybe better turn out.

There was much discussion from membership, with one member asking if clean up credits are included in the budget (yes) and other members voicing opinion that as a community we should want to volunteer and not always have to get credit for doing work within the Association.

Motion to approve this item **FAILED**.

4) Any homeowner 72 years and older gets a senior discount of \$50 per dues year.

Motion to approve this item **FAILED**.

5) Lower all PLAA dues to \$700 per household (property type non-rental) per year.

Motion to approve **FAILED** by majority vote.

6) Get new bids on plowing, salt, and landscape to check cost.

Trustees have received multiple bids for these larger cost items and have more bids coming in the next couple of weeks. The Board will review the bids, check references, and do the best to select contractors that are fair and equitable. The members in attendance gave their concurrence on the process.

7) Assess fines to members who do not mow their lawn or keep property in good maintenance or lack of property upkeep causing problems to PLAA roads. (Tall grasses, overhanging branches, obstruction to roadways, etc.)

Members gave specific examples of some of the problems. Trustees have had discussions with some individuals and PLAA Bylaws specifically address Owner Property Regulations (Page 7, Item 1 of current Bylaws). Notice of violation and fines to be charged are outlined on Page 8 of the Bylaws and the Board of Trustees will issue written warnings where warranted. This information will be included in the Fall newsletter.

8) Have functioning streetlights at all PLAA intersections including Grandview and Lakeshore.

Trustees discussed cost of operating some of the current streetlights and are researching solar options to replace current lighting provided by the electric company, which should result in a long-term cost savings.

9) Install more speed bumps throughout the Association or install more speed limit signs along roadways.

Some members want more speed bumps, others less. There are currently four in place on the Association roadways and the trustees will get longer anchor pins for the ones we have. A suggestion was made to investigate cost of incorporating permanent asphalt speed bumps that are snowplow friendly (8' wide). This recommendation was turned over to the Roads committee to get pricing for this type of speed bump to possibly be installed on Grandview Drive and Punderson Road. A reminder to all that the speed limit within the Association is 15 mph.

10) Discuss PLAA members adopting parts of PLAA shoreline or other common areas to maintain.

This can involve raking curly pond weeds at the shoreline, string weed trimming along some of the roads which are not taken care of by current owners and not part of PLAA property, etc. The members in attendance suggested the Trustees update the previous task list to include the specific items to work on and credits to be given. This topic will be added to the Newsletter.

11) Discuss plan to implement single trash hauling company for PLAA community.

The trustees are aware that everyone has different contract dates with their current hauler, and this transition will be up to a one-year process. Trustees have been informed by Dumpster Bandit that they can offer even better pricing (currently quoting \$66 for 3 months, \$264 annually) if they become the exclusive trash hauler.

12) Use e-mail as cost effective method to send quarterly PLAA newsletter to members.

President Hamer discussed the large amount of time, effort, and postage it costs to mail invoices, newsletters, etc. through the U.S. Post Office. Members in attendance asked if on-line payment of membership dues is available yet. This is an option that the Board is working toward. Members were asked to include their e-mail addresses on the sign-up sheet being circulated at the meeting.

All members who gave e-mail addresses will receive their Newsletters via email.

13) Do not feed wildlife (waterfowl, fish, etc.). Assess fines for those who disregard.

It has been brought to the Trustee's attention that there have been instances of people leaving food for geese, fish, etc. This intentional feeding can be harmful to their health, as wild animals have naturally specialized diets, and it promotes the animals and birds (geese) to linger. If members are aware of individuals doing this, please let a trustee know, and a warning letter will be sent.

Prior to closing the meeting, President Hamer thanked everyone for their participation and reminded members to update their contact information on the sign-up sheet.

With no further business, a motion was made and seconded to adjourn the meeting at 4:04 p.m.

NOTE: Next year's meeting will be held on **Sunday, August 17, 2025.**

Recorded and submitted by:

Monica Palivoda
PLAA Secretary

Updated Trustees:

Marian Cizmar
Phil Hamer
Jerry Kayser
Chris Ott
Stuart Sarkisian

NOTE:

THESE DRAFT MINUTES WILL BE PRESENTED AT THE 2025 P.L.A.A. ANNUAL MEETING OF MEMBERS (August 17, 2025) FOR MEMBERSHIP REVIEW AND APPROVAL.