

# Notice of The Annual Lot Owners Meeting

To: The Lot Owners of the Stonycreek Valley Development Corporation, a PA Non-Profit Co-Op Corporation;

The annual SVDC Lot Owners meeting will be held at St. Mark Church in Shanksville, PA on Friday, May 22, 2026 at 7:00 p.m. for the following purpose.

## A. Introduction of current Board Members

- |                                  |  |
|----------------------------------|--|
| 1. Dan Dively - <b>President</b> | 2. Joe Piccini - <b>Vice President</b> |
| 3. Dave Lowry - <b>Treasurer</b> | 4. Marcia Rogish - <b>Secretary</b>    |
| 5. Dave Flamm                    | 6. Shelley Glessner                    |
| 7. Josh Glotfelty                | 8. Jack Hershberger                    |
| 9. Tom Koppenhofer               | 10. Rich Mills                         |
|                                  | 11. Larry Rosage                       |

## B. Review Agenda

## C. Review/Approval of the 2025 Lot Owners Meeting Minutes

## D. General Business: Packet to be distributed at the meeting

### 1. Financials: Review/Approval

- 2-year Financial Review - Dave Lowry
- Projected 2026 Budget - Dave Lowry
- Investments - Dave Lowry

### 2. Maintenance & Projects:

- |                                  |   |
|----------------------------------|---|
| • Non-Power Park - Dan Dively    | • Fish Stocking/Drawdown - Jack Hershberger |
| • Spillway Work - Dan Dively     | • Weed Spraying - Jack Hershberger          |
| • Safety and Patrol - Dan Dively | • Rules & Regulations - Larry Rosage        |

## E. Nominees and Election of Directors (see enclosure)

Lot Owners who cannot attend the annual meeting but would like to vote are requested to use the enclosed absentee ballot and return it in the enclosed envelope. All absentee ballots must be received no later than the May 22, 2026 meeting.

Thank you,

SVDC Board of Directors

# Proposed Non-Powered Recreation Area

As you may have heard, the Board is exploring plans to develop a non-powered recreational area at the fingers of the lake.

The initial concept includes:

1. Creating a designated area for kayaks, canoes, paddleboards, and electric trolling motor boats
2. Installing approximately 200 lineal feet of riprap along the shoreline to help prevent erosion (see attached photo)
3. Dredging approximately 3 acres of area and adding a new silt trap to improve water quality
4. Enhancing the area with fish habitats

Why this matters:

1. Provides a safe, enjoyable space for residents who use non-motorized watercraft
2. Helps reduce shoreline erosion, improving the overall health of the lake
3. Supports and expands our fish population and overall lake ecosystem

Estimated project costs:

1. Riprap installation: not to exceed \$10,000
2. Dredging and silt trap work: not to exceed \$60,000

Looking ahead, additional improvements could include nature trails, a kayak launch dock, and small seating areas.

The Board will continue to evaluate this opportunity and will share updates as plans progress. Discussions on this plan along with a potential lot owners vote may occur at the annual lot owner's meeting.

