Stonycreek Valley Development Corporation

Board of Directors Meeting

Date: December 16, 2021

Directors in attendance: Joe Piccini, Brad Meneilly, Larry Rosage, Phyllis Picoulas, Marcia Rogish, Shelley Glessner, Jeff Blough, Jeff Haynes and Derrick St. Clair (via zoom)

Directors absent: none

Guests: Mike Jenkins, Pete Mishko, Lou & Linda DelSignore, John Picoulas, Craig Duppstadt, Tom Koppenhoffer: Via Zoom: Dale Laughlin, John Trapasso, Nick Otto, Chrissy Coleman, Jeanne Hamilton, Kathe Kane, Brandon Stone, Jackie Piccini, Jack Hershberger, Roxanne Gross, Michaela Cvitkovic, Eric

The meeting was called to order by Joe 6:00pm

Additions to the agenda were called for: Dam Inspection

The minutes from the November meeting were reviewed. J. Haynes made a motion to approve; seconded by J. Blough; all were in favor; minutes approved.

Larry presented the Financial Report. M. Rogish made a motion to approve; seconded by J. Haynes; all were in favor; report approved.

Joe went over the old business list. An updated list is included with these minutes.

Brad gave an update on the Lawsuit. He stated that depositions were taken from Bill and Billy Blackburn, and Joe Piccini. Motions have been filed and a protection order was filed. A hearing has been set for December 28th for all motions on both sides. Lot Owners can find updates on the lawsuit on the SVDC Website under Governance-Lawsuit.

Phyllis gave an update on the Accounts Receivable. She stated that the SVDC must file a civil suit against lot owners who are past due, which could be costly for the corporation. A phone meeting with our solicitor will be set up with the executive members of the Board to discuss our next steps.

Larry gave an update on the valve work by Marion Hill. Board members Larry, Derrick, and Jeff H. were present during the work along with committee member Mike Jenkins, Joe via telephone, and Randy Musser from Musser Eng. The new cylinder and a ground rod were installed. The install went well, the new cylinder operated the valve. They cycled it through a number of times. Larry stated that the only thing that will need done is a new protective shroud needs made to protect the cylinder and the bypass line. The old one was damaged from corrosion. Marion Hill will install one at the 6 months check on the valve. There is an 18-month warranty from Marion Hill. Marion Hill determined that there were 2 root causes for the damage to the old valve. 1. Differential in metals used and 2. A lighting strike. These causes should be eliminated with the new upgraded stainless steel that was used and the ground rod that was installed. Exercising the valve will be done at the 6 month check and again at the drawdown to make sure it is functioning properly. J. Haynes suggested having a written procedure in place for checking the valve. Jeff H. will ask Musser Engineering to prepare a written procedure.

Larry presented the 2022 Budget. The Board discussed possible changes. S. Glessner made a motion to approve the operating budget of roughly $77,310 with the few line-item changes discussed and the setting aside of the weed treatment, dredging, and a used dump trailer as capital expendables for separate consideration and approval; seconded by M. Rogish; all were in favor; operating budget approved.

Larry presented a report on income and expenses from 2011 to 2021. The report reconciled large non-recurring expenses and income over the years.

Larry talked about AEC’s proposal on weed management. The elodea and vallisneria treatment will cost $31,070.00 for 2022. You can review the proposal on the SVDC website @lakestonycreek.com. An official vote on the proposal will be done in January.

Larry talked about AEC’s $2500 proposal on a fish population survey. J. Blough moved to approve the fish population survey to be done in Sept. or Oct. 2022; seconded by M. Rogish; P. Picoulas opposed; all other were in favor; survey approved.

Larry talked about the dredging plan for 2022. Derrick (via telephone), Larry and Phyllis met with Musser Engineering to discuss the plan. Larry stated that there are 3 target areas; in front of the fingers (which would serve as a silt trap from Boone Run), near Pinch Lane, and the Sunset Area. An estimated 8,000 cubic yards of silt would be removed at a going rate of around $10 a cubic yard. Musser Eng. suggested letting the contractor handle the liability of hauling and dumping. The Board discussed doing the work all at one time or spreading it out over the next several years depending on the cost. Larry will work with Musser Eng. to prepare a bid package, and get a cost to do an RFP for the Board to review at the next meeting.

The Board discussed the Lake Manager position. Larry and Joe will work on this for the next meeting.

Marcia talked about the proposed bylaw changes received from the lot owners. There were around 20. She believes that our attorney should decide which changes are viable and do not contradict with other bylaws. She will try to get an estimated cost on getting the amendments put into some form of votable format. Marcia will email Attorney Leventry with our plan and then set up a conference call with our solicitor and the rest of the committee; Brad, Phyllis, and Joe to discuss the next steps.

Larry and Joe gave an update on the annual dam inspection done by Musser Eng. He stated that the markers on the spillway are incorrect. A stake will be put in the ground during the draw down with proper markers. There are also 2 trees that need to be removed. Larry will take care of those. Finally, the weeds on the west side of the dam need mowed and ground fertilized for grass growth.

S. Glessner made a motion to adjourn; seconded by M. Rogish; all were in favor; meeting adjourned 8:30pm.

Respectfully submitted; Lynette Fleegle

Next Meeting is January 20, 2022

The zoom recording of this meeting is available on the SVDC website lakestonycreek.com.