

# Stonycreek Valley Development Corporation

## Board of Directors Meeting

Date: January 21, 2021 VIA Zoom

**Directors in attendance:** Joe Piccini, Brad Meneilly, Marcia Rogish, Shelley Glessner, Bill Blackburn, Derrick St.Clair, Jack Hershberger, Jeff Blough, Julie Fisher, Mike Jenkins

**Directors absent:** none

The meeting was called to order by J. Piccini at 5:59pm

Additions to the agenda were called for: none

Joe talked about the passing of board member Ben Scheller and expressed the board's condolences to his family. He also mentioned the passing of Dan Beaner, a past board member.

The Dec. 2021 board meeting minutes were reviewed. B. Meneilly made a motion to approve; seconded by M. Jenkins; all were in favor; minutes approved as presented.

S. Glessner presented the financial report. J. Fisher made a motion to approve; seconded by D. St.Clair; all were in favor; report approved as presented.

J. Piccini went over the Old Business List. An updated version has been attached to these minutes.

The board discussed the lake maintenance invoices and boating packet that will go out by the end of the month. Mike Jenkins suggested adding the term "orientation committee" to the letter. Lynette will make the changes and have the copies made.

J. Piccini presented quotes from 4 different printing companies for the 2021 lake permit stickers and fishing permits. Joe informed the board that one of the bids came from a company that is co-owned by M. Jenkins. He stated that the bid from that company (Home Team Graphics) was the first bid received. D. StClair made a motion to use Home Team Graphics to do the stickers because they were the lowest bid; the motion was seconded by B. Meneilly adding that it is in the best interest of the SVDC despite the conflict of interest, as per the bylaws; M. Rogish stated that she is opposed to doing business with any company that Mike is involved with because of the ongoing lawsuit against the SVDC; M. Rogish, S. Glessner, and J. Hershberger opposed the motion; M. Jenkins abstained; all others were in favor; motion passed 5 to 3. B. Meneilly suggested that Mike provide a conflict of interest statement stating his ownership in Home Team Graphics.

The board discussed a sale of property owned by Jancis Chaves-Loebach. A copy of the new owner's deed was given to B. Meneilly for review. Brad stated that the deed refers to 3 separate parcels. He stated that the 25 acres across Causeway Dr. is not part of the SVDC and does not have access to the lake. A map showing a front lot and a back lot was reviewed by the board. Lynette informed the board that the account for Mrs. Loebach showed a \$250 yearly lake maintenance fee and that she was billed two \$3000 dam assessment fees in 2013. The account still has a balance of \$2,231.62 as it was a private sale and no municipal lien certificate form was received by the SVDC before the closing. B. Meneilly made a motion to maintain that the property is two separate lots (a front lot and a back lot) and that the yearly lake maintenance fee remains at \$250 with the property across Causeway Dr. having no lake rights. The outstanding balance will be billed to the new owner; seconded by D. St.Clair; all were in favor; motion passed. (In speaking with Mrs. Loebach on Jan. 25th, she has agreed to pay her outstanding account balance in full. L.F.)

The board talked about past due accounts and potentially putting liens on the properties of those with long outstanding balances. Joe suggested making Brad the liaison to clean up the past due accounts working together with Shelley, Lynette, and himself.

The board reviewed a building plan approval (garage) from P. Mishko. The photo provided by Mr. Mishko showed a garage listed as "similar to this one." The drawing had what looked like a living area above the garage. The board discussed the rules of having one dwelling per lot; a second building, not to be used as a dwelling, may be constructed for the purpose of a garage, boat storage, tool storage, etc. M. Jenkins suggested having Mr. Mishko give more details on the garage as he was attending the zoom meeting. Mr. Mishko could not be reached so the matter was tabled until more details are provided.

M. Jenkins stated that the dam work will be completed when the weather gets better.

M. Jenkins voiced his concerns with people ice fishing on the lake without a SVDC fishing permit. He stated that some lot owners have voiced their concern with making sure those fishing were lot owners. Joe will work on a website/email/FB notice to lot owners reminding them that they and/or their guests must have a SVDC fishing permit in their possession while fishing. The board will review the wording on fishing permits in the rules and regulations. Mike suggested using similar wording as the hunting permit.

Joe stated that Marcia will be the board liaison on the review/updating of the rules and regulation. After having a call with the SVDC solicitor, a letter will go out to the lot owners for comments/suggestions on changes with a return date of mid Feb.

Joe talked about the silt removal plan. He talked about identifying problem areas and budgeting. The 3 areas previously discussed by the board were; Pinch Rd., Sunset Cove; and the Walker Property area near the fingers. Joe would like to get the SVDC lake engineer Musser Eng. involved in the process. Joe, Mike, Derrick, Bill, Jack and Brad are on the silt committee.

Barbara Meneilly (website administrator) talked about the new website. She created a section on the website to make understanding the rules and regulation easier. The new website address is [www.lakestonycreek.com](http://www.lakestonycreek.com). It has public access pages and also sections that only lot owners and/or board members can access. Lot owners can set up a member account with a user name email and password. Lot owners are encouraged to set up an account to view the monthly meeting minutes, financial reports, rules and regulations, current boat application, and any other important forms and announcements. Lot owners can also provide their favorite photos of the lake to be shared.

Jack talked about the deep mining permit applied for by LTC. The deadline to oppose the permit is January 26<sup>th</sup> or 27<sup>th</sup>. He stated that attorney Leventry has drafted a letter to the DEP formally protesting the permit and requesting a meeting with LTC. The letter went out today.

D. St.Clair made a motion to adjourn the regular meeting; seconded by B. Meneilly; all were in favor; regular meeting adjourned at 7:32pm.

The board went into executive session.

B. Meneilly made a motion to adjourn the executive session and the board meeting as a whole; seconded by S. Glessner; all were in favor; meeting adjourned at 7:45pm.

Respectfully submitted; Lynette Fleegle

Next Meeting is February 18, 2021