

Stonycreek Valley Development Corporation

Board of Directors Meeting

Date: October 20, 2022

Directors in attendance: Joe Piccini, Jeff Haynes, Larry Rosage, Shelley Glessner, Marcia Rogish, Jeff Blough, Stacy Reid, Brad Meneilly, Geoff Leah

Directors absent: Derrick St.Clair and Randy Weaver

Guests: P. Mishko, D. Dively, G. Granata, C. Dupstadt, L & L DelSignore, M. & M. Shakman, G. & C. Norris, B. Stone, M. Jenkins, L. & K. Gardner, C. Weaver, S. Kohut, Mr. & Mrs. Greg Spinos There were around 10 lot owners attending via zoom

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

Additions to the agenda were called for: 5 building plan approval requests from Dan Dively

The minutes from the August Board meeting were reviewed. (There was no meeting in Sept.) S. Glessner made a motion to approve the minutes; seconded by M. Rogish; all were in favor; minutes approved.

L. Rosage presented the Financial Report; S. Glessner made a motion to approve the report; seconded by B. Meneilly; all were in favor; report approved.

Joe went over the Old Business List. An updated list is attached to these minutes.

Brad gave an update on the lawsuit. He stated that depositions of Mike Jenkins and Lee Cavanaugh were scheduled for Oct. 10th but were canceled due to the Plaintiff's Counsel J.P. Regan leaving the firm. Attorney Must informed defense Counsel that he is assuming the lead counsel position in the matter, but was unable to be present on the 10th. At that time, he informed our Counsel that he had multiple dates available in Oct. to reschedule. Defense counsel has provided Attorney Must multiple dates they are both available in Oct. As of Oct. 19th, Attorney Must has not responded to our Counsel's multiple attempts by email and phone to get these two depositions rescheduled. Additionally, Plaintiff's motion for sanctions and monetary relief on discovery matters was denied by the Judge on Oct. 3rd without any opinion. Motion requesting the Plaintiffs be required to post a \$100,000 bond was not ordered. (PA law allows defendants to request this if Plaintiffs represent less than 5% or 50 members, whichever is less, of a non-profit's membership.) This "bonding" is granted at the Judge's discretion but rarely when there is D & O Insurance involved.

The Board reviewed a proposed Code of Conduct prepared by Attorney Leventry. Brad presented written comments that outlined the issues he found with the proposal. The Board discussed the proposal and Roberts Rule. Joe asked that Board members review the proposed Code of Conduct and Brad's comments and give any redlining documents back to Geoff Leah to prepare for Attorney Leventry's review.

Larry discussed investment options with the Board. He recommended investing \$100k in the Parsons 13mos CD paying 4% and \$50k in the Bread Financial 12 mos CD paying 3.61% leaving \$122k liquid for the dredge project should it materialize. G. Leah made a motion to approve Larry's recommendations; seconded by M. Rogish; all were in favor; motion passed.

The Board discussed the new Board emails. M. Rogish asked that all Board members start using the new emails.

The Board discussed Larry's new wording for the rule on dock space and boat length/hp. He will redraft both rules wording for review at the next meeting.

Joe stated that the following building plan approvals were unanimously approved via email in September B. Stone, S. Kohut, S. Isgan, and D. Sanner. J. Blough stated that the Sanner's approval was given after he visited the site and found that an existing concrete footer was in place and therefore, they were not adding to their property (which is not allowed).

The following building plans were reviewed/approved.

K. Gardner (boat slip) MTA G. Leah, seconded by J. Blough; all were in favor; plans approved

N. Custer (boat house) MTA G. Leah; seconded by S. Reid; all were in favor; plans approved

B. Basile (garage) MTA G. Leah; seconded by J. Blough; all were in favor; plans approved

R. Miller (boat slip) MTA G. Leah; seconded by S. Reid; all in favor; plans approved

D. Gontis (dock) MTA J. Blough; seconded by S. Reid; all were in favor; plans approved

D. Balcom (dock) MTA G. Leah; seconded by L. Rosage; all were in favor; plans approved

G. Maust (boat slip) MTA L. Rossage; seconded by J. Haynes; all were in favor; plans approved

J. Thiele (shoreline) MTA J. Haynes; seconded by B. Meneilly; all were in favor; plans approved

M. Matthews (dock) MTA B. Meneilly; seconded by G. Leah; S. Glessner abstained; all others were in favor; plans approved

G. Granata (boat slip) MTA G. Leah; seconded by L. Rosage; all were in favor; plans approved

J. Glotfelty (shoreline) MTA G. Leah; seconded by B. Meneilly; all were in favor; approved

J. Hershberger (dock/slip) MTA B. Meneilly; seconded by J. Haynes; all were in favor; approved

M. Rogish (pier) MTA G. Leah; seconded by B. Meneilly; M. Rogish abstained; all other were in favor; plans approved

L. DelSignore (boat slip) MTA J. Blough; seconded by G. Leah; S Reid abstained; all others were in favor; plans approved

J. Haynes talked about the drawdown and work by Marion Hill. He stated that Board approval was given via email to spend up to \$6000 for the cylinder shield (shroud) and installation because it needed to be done before the lake was lowered. The actual cost was \$5284.26 with an expected discount of around \$300 for field modifications (the shield had to be resized). Jeff also stated that the downstream valve needs repaired or replaced. He is working on getting prices.

L. Rosage reported that the fish survey was completed by AEC and that they will have the report ready sometime in December.

Larry stated that he sent out a letter to 7 contractors in regards to the dredging project, only 3 of the 7 asked for a bid package, and only 1 of the 3 came to look at the lake. The Board discussed reasons why there was little interest in doing the work, including fuel cost, permitting, dump site issue, the budgeted amount being too low, etc. They discussed possible changes to the bid package, delaying the work until a future drawdown, changing the location to dig out, and/or funding help from lot owners. G. Leah will reach out to other potential contractors not already contacted.

S. Reid stated that he has been in contact with DEP and Somerset Conservation District in regards to the muddy lake water. He passed out photos of the water after a recent heavy rain. He will provide DEP with more information on water testing results. Pete Mishko suggested asking Lenny Lichvar-Somerset Conservation District Manager about infrastructure funding.

S. Glessner made a motion to adjourn; seconded by J. Haynes; all were in favor; meeting adjourned 8:44pm.

Respectfully submitted; Lynette Fleegle

The zoom recording of this meeting will be posted on the SVDC website

Next Meeting is November 17, 2022

