

# Stonycreek Valley Development Corporation

## Board of Directors Meeting Via Zoom

Date: February 18, 2021

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

**Directors absent:** Derrick St.Clair (joined in late)

The meeting was called to order by Joe Piccini at 5:58pm

Additions to the agenda were called for: none

Brad Meneilly stated that there were enough members attending to constitute a quorum.

The board reviewed the minutes from the Jan. meeting. J. Fisher made a motion to approve; seconded by M. Jenkins; all were in favor; minutes approved.

S. Glessner presented the financial report. J. Hershberger made a motion to approve; seconded by B. Meneilly; all were in favor; report approved.

Shelley stated that a cd at 1<sup>st</sup> Summit bank was coming due March 1<sup>st</sup>. The board discussed moving the funds in the cd into the money market account. B. Meneilly made a motion to not renew the cd but to move the \$49,594.68 into the money market account to be used for expected expenses coming in the 2<sup>nd</sup> quarter of this year; seconded by J. Fisher; all were in favor; motion passed. Shelley also stated that there are 4 CDs coming due in April and that she will be checking on rates. Marcia reminded board members to educate themselves about SIPC investments due to the higher rates.

Joe gave an update on the old business list. (See attached list)

B. Meneilly talked about the Lake Stonycreek Flood Plain. Randy Musser stated that sometime after 2012 the flood plain level on the map published by FEMA was changed. He stated that he has previously worked with lake lot owners personally to get FEMA to adjust the level correctly on their lot. He suggested meeting with FEMA, Stonycreek Twp, SVDC Board representatives, and himself to ask that they correct the flawed map community wide. Lot owners Lynn Mingone and Larry Rosage along with a few board members talked about their experiences and cost with getting the level changed on their lot. The board had a lengthy discussion on the subject. It was determined that due to the cost and lack of being beneficial to the majority of lot owners along with other concerns it was not in the best interest of the SVDC to pursue a community wide request but that those lot owners affected by the problem should handle it individually.

Joe stated that there was an email sent out to lot owners asking for comments, questions and/or proposed changes to the rules and regulations. There were two responses from lot owners along with a few suggestions from board members. Joe, Mike, and Marcia will compile a list by March 1<sup>st</sup> to be voted on at the March meeting.

Joe gave an update on the accounts receivable accounts that are past due. He stated that Lynette has received payment in full on one of the accounts. The committee is still reviewing and working on the other accounts.

A building plan approval (garage) request from P. Mishko was reviewed. M. Jenkins made a motion to approve the request; seconded by J. Fisher; all were in favor; plans approved.

A building plan approval request (dock) from N. Hassan was reviewed. M. Rogish made a motion to approve the plans; seconded by J. Fisher; all were in favor; plans approved.

A building plan approval request (shed) from T. Shea was reviewed. The board discussed the location and height of the shed. B. Blackburn made a motion to approve the plans; seconded by M. Jenkins; M. Jenkins, B. Blackburn, and J. Hershberger approved; J. Bough and S. Glessner opposed; M. Rogish and J. Fisher abstained the motion failed and was tabled for future review. M. Jenkins will reach out to the lot owner for more information.

Joe gave an update on silt management. He stated that the silt committee had talked with Randy Musser on the subject. Joe presented a map showing 4 areas of concern; Boone Run, Stable Lane, Pinch Rd., and Sunset Rd. They are working on a plan of action. Randy Musser suggested taking a look at the areas in April to work on an RFP.

M. Jenkins gave the dam report. He stated that he has received a quote from Marion Hill on doing a pipe inspection while they are here doing the valve work. Randy Musser stated that DEP does not require an inspection but that he recommends doing one because it has not been inspected for many years. B. Meneilly made a motion to have Marion Hill add the pipe inspection to the proposed dam valve repair work at an approximant cost of \$989; seconded by M. Jenkins; all were in favor; motion passed.

M. Jenkins asked about a rain gauge that may have been purchased by the SVDC. Lynette will check on that.

The board discussed the email requests for a variance from 2 different lot owners. The requests were in regard to top speed on a jet ski. Lynette informed the board that one of the lot owners, Lynn Mingone, purchased a different jet ski that met the top speed limit. The board reviewed the other request and decided to table the request until after the rules and regulation review in March.

Lynn Mingone, who was on the zoom meeting, addressed the board. She stated that her reason for the request was due to the original jet ski being more stable as she planned to have her

grandchildren ride with her and also for comfort. After her request via email was denied she decided to purchase the other jet ski. She voiced her concern with the board giving a variance to another lot owner and asked that they be consistent in their decisions. M. Rogish pointed out that the board did not give a variance to the other lot owner but that a board member (lake patrolman) tested the jet ski personally and that it did not exceed the 50 mile an hour speed. The board discussed top speed vs hp limits and stated that the rule is being reviewed. Their main concern is safety.

Joe stated that the board will not be undertaking any email voting going forward as we cannot get board members to respond between meetings. If lot owners ask for approval between meetings we must let them know that we will distribute their information and discuss at the next meeting. Joe will simply send informational emails between meetings to the board members. This matter should be addressed within the by-laws.

The board reviewed a request to join the website by Gi Gi Musser. She stated that her husband Brad has a lot with access to the lake. The account for Mr. Musser shows him owning one lot which was sold in 2019. M. Rogish reviewed Mr. Musser's deed and stated that she believes the lot is not part of the SVDC. She said that no lot fees or dam assessment fees have been collected on the lot. She would like B. Meneilly to look at the deed. B. Blackburn suggested asking Mrs. Musser to provide proof of access.

The board discussed the Annual Lot Owners Meeting. M. Jenkins made a motion to have M. Rogish reserve the Shanksville Grove for the meeting; seconded by S. Glessner; all were in favor; motion passed. B. Meneilly will check on deadlines to send out the meeting notice.

J. Piccini brought up the board seat vacancy and whether the board wanted to fill the position now or wait until the May election of officers. The board discussed the vacancy. M. Jenkins made a motion to fill the seat now; seconded by J. Fisher; M. Rogish, J. Hershberger, and S. Glessner opposed; B. Blackburn, M. Jenkins, and J. Fisher approved (D. St.Clair texted his approval but the board did not count it due to the fact he was not part of the meeting yet); the motion passed with a tie breaking vote from J. Piccini. A notice will be put on the website and an email will be sent out to lot owners requesting nominations for the open seat. Lot owners interested in filling the seat must email Lynette by March 1<sup>st</sup>. A special zoom board meeting will be held on March 9<sup>th</sup> to conduct the new board member election.

S. Glessner made a motion to adjourn; seconded by M. Rogish; all were in favor; meeting adjourned at 8:05pm.

The board went into executive session.

Executive session ended 8:32pm.

Respectfully submitted; Lynette Fleegle

Next Meeting is March 18, 2021

## Old Business Items

- RE Taxes i.e. possibility of removing off of tax rolls – Joe with Tim L - To address January '21 Attorney Leventry was advised to proceed with this process (January '21). Attorney Leventry is investing and working on this matter.
- Boat launch property lines/right of ways – Derrick reached out to Attorney Leake for work he had done and will forward off to attorney Leventry to finalize/obtain the last signature for the quit claim deed. Derrick to have information by January's meeting. Derrick obtained from Attorney Leake and will forward to Attorney Leventry. Attorney Leventry has prepared the quit claim deed and provided to Derrick who will in turn sent it off to the owner for signature.
- Lake drawdown '22/'23 – any silt removal/stump removals – Sunset Cove? - Mike/Bill/Derrick Musser Eng. to assist with this project. Bill, Jack, Mike, Brad, Derrick, Joe will be involved in the process – see Jan. Board minutes. Call with all above and Randy Musser. Randy to pull the areas discussed together along with cost to prepare an RFP. 4 areas of concern will be looked at in early spring, hopefully April, they include Boone Run, Stable Lane, Pinch Rd., and Sunset Rd. A RFP will then be prepared for bid purposes.
- Code of Ethics – Mike/Brad
- Rule and Regulations need updated include maintenance/upkeep of lots in this – Entire Board See January Board minutes – Marcia will take the lead on this process. We will obtain comments from the Board, lot owners and discuss with our Solicitor, with the goal of updated our Rules and Regulations this Spring. Notice sent to lot owners and all comments/proposed changes received. Revisions will be sent to Board on 3/1/21 and vote on March's Board Meeting. 2 Board members responded and 2 lot owners made specific comments.
- Ongoing lawsuit – Discussion only in Executive Session
- Outstanding Issue on lot owner not signing boat paperwork – Discussion only in Executive Session – Letter has been sent to Lot owner by solicitor. Lot owner has until Jan. 31<sup>st</sup> to comply. Will address on January call with our Solicitor. Solicitor was instructed to move forward. Solicitor is handling.
- **October Adds from Sept Meeting**
- Set separate account for Fish Derby no longer on SVDC books – P. Picoulas to work with S. Isgan.
- List of CD expiration dates and plan – Shelley locked in the Dam Breach Fund CD, \$280,000 at Slovenian Savings & Loan in Windber for 12 months at .38% – will need to watch in '21 as cash will be needed in operating the lake. Next expirations are March and April of 2021. Shelley to discuss at February Board meeting as we will need to keep funds liquid to assist with Weed spraying payment. See meeting minutes; The money, \$49,594.68, from the CD becoming due early March will be placed in the money market account to be used for expected 2<sup>nd</sup> quarter expenses coming due, including weed control. Shelley will be looking at CD rates to handle the CDs coming due in April
- Meeting location school/church – there are protocols to be followed if we move forward on changing to the school –Zoom for foreseeable future due to COVID - Board to revisit in '21
- Patrol Boat location for 2021-Bill talk to B. Long or Derrick will ask his neighbor. Mr. Long has indicated that he will want more money to provide his land for use by the weed cutters. Thus this will also affect the use of this land for parking the patrol boat. Will ask Derrick to check with his neighbor. Will also need to find location for the cutter/cutters
- **November Adds from October Meeting**

- Overall insurance bid in 2021 – all policies are in hand and being reviewed for proper coverages. Pole Building was added at an annual cost of \$350. Initial review completed and only minor revisions are recommended. Look to put RFP together and bid late spring/early summer
- Weed permit status – signed and sent to DEP along with check for \$500. Need to follow-up.
- **December Adds from November Meeting**
- Potential fish survey late summer/fall of 2021 at an approximate cost of \$2,400. Jack H
- **January adds from December Meeting**
- LCT deep mine project-Leventry sent protesting letter to DEP requesting meeting with LCT. No update yet from DEP
- Lot owner to provide further information on boat dock slip work-Miller
- Employee audit-Jeff Blough will coordinate with Lynette. Jeff will get with Lynette in the next several weeks.
- **February adds from January Meeting**
- Lot and boat fees sent out to lot owners. All sent and payments are being received.
- Accounts Receivable update. Some collections occurring. Files received from previous solicitor, and need to be reviewed.