

Stonycreek Valley Development Corporation

Board of Directors Meeting

Date: March 17, 2022

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

Directors absent: none

Guests: P. Mishko, L. & L. DelSignore, M. Jenkins, B. Stone, C. & D. Baker, C. & G. Norris, C. Dupstadt, J. Picoulas, Attorney Leventry, Attorney Cascio

Via zoom: J. Piccini, B. Meneilly, D. Laughlin, D. Hahn, J. Fisher, K. Kane, N. DelSignore, P. Mishko, Roxann, usd38028, L. Rosage

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

Additions to the agenda were called for: none

The minutes from the February Board meeting were reviewed. Brad suggested wording prohibiting power and non-powered vessels to the new rule on VRBO as discussed at the meeting. Lynette will make the addition. D. St.Clair stated that the wording for Brad's comments in regards to the lawsuit question about the sanctions hearing were incorrect. Joe stated that he and Brad reported what they knew at the time of the meeting and that they did not know that the plaintiffs had asked to reschedule the hearing. The minutes were tabled until the zoom recording could be reviewed.

Joe presented the Financial Report. D. St.Clair made a motion to approve; seconded by J. Blough; all were in favor; report approved.

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

Brad gave an update on the lawsuit. P. Picoulas and J. Fisher have given their depositions. The plaintiffs' have subpoenaed the SVDC bank records and the SVDC tax returns from 2017 to present. They have also subpoenaed Dirt Bottom Excavating for any invoices on work completed for lot owners on the lake from 2017 to present. Brad stated that copies of deposition transcripts cost \$500 each and are not public record. The motions hearing has been rescheduled for the end of April. Brad stated that anyone on the Board having relative information about the case have an affirmative obligation to share that information with the Board. Derrick stated that he assumed he knew about the rescheduled hearing. Brad stated again that he did not lie to the Board and that he presented the information that he had at the time of the meeting. Joe stated

that they are trying to be as transparent as they can and took offence with having his integrity questioned. Derrick voiced his concerns with the performance of the SVDC attorney in the case. Brad talked about court procedures and stated that he thinks our attorney is doing a good job.

Joe introduced Gary Norris; the new Lake Manager. Gary stated that the patrol boat can be parked at his dock for the summer.

A building plan approval request (shed) for M. Jenkins was reviewed. The plans showed a shed placement near the water and not on the back 2/3 of the lot. Mr. Jenkins stated that he knows the SVDC rule clearly states that any structure must be put on the back 2/3 of the lot. He passed out a photo of a shed currently on the lake that is 6ft. from the water and asked to see the minutes where the shed was approved. Lynette will find the minutes. This was tabled until the next meeting.

A building plan approval request (dock) for R. Smoker was reviewed. M. Rogish made a motion to approve the plans; seconded by P. Picoulas; all were in favor; plans approved.

A building plan approval (home additions) was reviewed for B. Gross. D. St.Clair made a motion to approve; seconded by J. Haynes; all were in favor; plans approved.

The Board reviewed/revised Larry's wording for the new rule on VRBO and Airbnb. **“While it's the right of the property owner to rent their property as they wish, it's the responsibility of the SVDC to promote safety on the lake. It's in that spirit that the SVDC prohibits the operation of any type of watercraft (to include motorize boats, personal watercraft to include; kayaks, canoes, stand up paddle boards, paddle boats, or any other personal watercraft) by those renting property on the lake. Property owners violating this rule are subject to the warnings and fines as prescribed in the SVDC Rules & Regulations.”** J. Blough made a motion to approve the wording; seconded by D. St.Clair; P. Picoulas and D. St.Clair voted against the motion; all others were in favor; motion passed 6 to 2.

Brandon Stone stated that the Board member emails have been set up. Email retention will be discussed at a later date.

Joe talked about the proposed Bylaw changes. All proposed Bylaw changes were given to Attorney Leventry to review and give his opinions on which ones already exist in some format, ones that do not counteract with other Bylaws and/or make sense. Attorney Leventry will then draft the proper language to reflect the intent of those amendments to get out for vote after proper notice. Attorney Leventry presented the Board with a spreadsheet showing the following; Proposer(s), Proposal, Proposed Changes, Reasoning of Proposer(s), Current Applicable Bylaw, Solicitor Comments

Attorney Leventry stated that changing Bylaws on an annual bases is uncommon and only leads to inconsistency. Attorney Leventry read the first proposed Bylaw change and discussed it with the Board; showing how much time it will take to discuss all 20 plus proposed amendments. He

stated that in the current Bylaws there is no set process on how to handle proposed Bylaw changes. Joe recommends that be the first step. Once the process is set then a Bylaw Committee will be set up to discuss the proposed changes. The Board discussed having Attorney Leventry draft a proposed process. D. St.Clair made a motion to have Attorney Leventry draft a Bylaw change on the process of how to amend Bylaws; in a timely manner to present to the Lot Owners for vote at the annual Lot Owners Meeting; seconded by B. Meneilly; all were in favor; motion passed. Attorney Leventry will have the proposal ready by the April Board Meeting. J. Blough reminded Board members not to share the spreadsheet prepared by Attorney Leventry with anyone outside of the Board until given to the Bylaw Committee. L. Rosage stated that the process as agreed on is that proposals are made to the Committee, the Committee then vents that out and presents to the general population.

D. St.Clair made a motion to adjourn; seconded by S. Glessner; all were in favor; meeting adjourned 7:40pm.

The Board went into executive session 7:48pm. Executive session ended 8:40pm.

Respectfully submitted; Lynette Fleegle

Next meeting is April 21

Zoom recording will be posted on the website