

# Stonycreek Valley Development Corporation

## Board of Directors Meeting

Date: November 18, 2021

**Directors in attendance:** Joe Piccini, Brad Meneilly, Larry Rosage, Phyllis Picoulas, Marcia Rogish, Shelley Glessner, Jeff Blough, Jeff Haynes, Derrick St.Clair VIA ZOOM

**Directors absent:** none

**Guests:** Pete Mishko, Dan Dively, Lou & Linda DelSignore, Tim & Glenda Shea, Mike Prete, John Picoulas, Randy & Christine Weaver, Craig & Michelle Dupstadt, Chrissy Coleman, Steve Kohut, Tom Koppenhoffer, Jack Hershberger

**Guest VIA ZOOM:** D. Laughlin, R. Mills, B. Meneilly, B. Blackburn, G. Leah, D. Hahn, M. Cvitkovic J. Fisher, Guy, J. Piccini, J. Trapassio, L. Mingone, J. Yarosik, DW

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

Additions to the agenda were called for: Employee Retention Credit, Valve Work, 22' Budget

The minutes from the Oct. 1<sup>st</sup> Special Board Meeting and the Oct. 21<sup>st</sup> Regular Board Meeting were reviewed; S. Glessner made a motion to approve both minutes; seconded by J. Blough; all were in favor; minutes approved.

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

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

Joe stated that the silt committee members (Larry, Joe, Derrick, and Phyllis will have a meeting with Musser Engineer on the 24<sup>th</sup>.

He also stated that we need a Chairman for the Bylaw Committee. M. Rogish volunteered for the position.

Brad gave an update on the lawsuit. He stated that the plaintiffs intend to depose all the Board Members from the past 4 years. Bill and Billy Blackburn gave their depositions today. The SVDC will ask the court to reconsider the paid sanctions due to lack of notification. Finally have the plaintiffs understanding Somerset Co. Rule of Civil Procedure on service (they must properly notify those they want deposed), We filed our answers to the 2<sup>nd</sup> set of sanctions/ D. Dively did also. We filed for a protective order for discovery due to emails being sent to Board member's personal computers not the SVDC. We filed a motion to have plaintiffs' escrow \$100,000 to

reimburse our expenses. This is permitted under PA's RCP as less than 5%/50 of the members of the corporation are bringing the action. The Court has set hearing date on all motions for December 28, 2021.

The Board discussed the email distribution list. J. Blough suggested instructing lot owners to join the new website for information as opposed to using the mass email list due to the list containing some non-lot owners. The website is secure and private. Larry stated that there is a place in QuickBooks to add lot owner's emails to their account. Jeff, Larry and Lynette will work on the issue.

The Board discussed the Board vacancies, past procedures to fill, possibly lowering the number of members, having alternates in case a vacancy occurs, members serving alternate years, and letting the community decide who gets in. P. Picoulas made a motion not to fill the vacancies until the election in May; seconded by D. St.Clair; all were in favor; motion passed.

The Board discussed a memorial sign for John Landis. Derrick will get prices and have a proposal at the next meeting.

Larry gave an update on the rain water runoff issue. He said the work has been completed at a cost of \$450. Larry thanked Brian Costea for doing and donating the excavating work. Board members thanked Larry for handling the issue and for his labor to fix the problem.

The Board discussed setting up Board members SVDC business emails. Brandon Stone (via zoom) stated that he will take the lead in the matter with the help of Larry and Lynette.

The D & O insurance renewal was discussed. Joe stated that for 2022 the base rate is \$3184, an additional \$300 for employee protection \$3484, and with cyber/terrorism \$3784. B. Meneilly made a motion to bind with Brett Ins. the \$3484 with the additional employee protection; seconded by D. St.Clair; all were in favor; motion passed. The 2021 rate was \$2754.

The Board talked about changing the wording "Lake Patrol" in the Rules & Regulation. No decision was made. The Board talked about filling the position of Lake Manager; required training, job description, and pay was discussed. Phyllis will contact the Fish & Boat Comm. for information on recommended safety training. Joe and Larry will work together on this issue.

Lot owners Chrissy Coleman and Glenda Shea voiced their concerns with excessive dog barking on a neighbor's property, seeking Board help in the matter. Board members stated that the SVDC has no authority in the matter. J. Blough stated that the PA State Police have already been to the lot owner's home for the issue. B. Meneilly stated that the lot owner intends to move sometime in the Spring.

Fees for placing a lien on a property was discussed. Joe stated that he and Phyllis are waiting to hear back from Att. Leventry on the subject. Phyllis suggested having a procedure in place that

when an overdue account reaches a certain amount, this is what we do. Joe and Phyllis will work on a letter to go out to lot owners with past due accounts.

Phyllis brought up about having a lot owner's question and answer session in regard to the law suit. Larry suggested getting the questions ahead of time. Lot owners will have an opportunity to send in any questions they may have after reading the lawsuit updates posted on the website. An ongoing Agenda item (Lawsuit Updates/Q & A) will be added to the monthly Agenda. A limited number of questions will be answered each month.

Joe mentioned that the SVDC received an employee retention credit check in the amount of around \$1300 for the 2<sup>nd</sup> quarter. A check for the 3<sup>rd</sup> quarter will be coming soon for a little over \$4000.

Larry stated that he is working on the 2022 budget. He has a 3-year history of income and expenses. He will have a draft out to the Board before the next meeting with approval request at the Dec. Meeting.

J. Blough made a motion to adjourn; seconded by S. Glessner; all were in favor; meeting adjourned at 7:54pm.

Respectfully submitted; Lynette Fleegle

Next meeting will be December 16, 2021

The Zoom recording of this meeting can be reviewed on the SVDC website [lakestonycreek.com](http://lakestonycreek.com).