

Stonycreek Valley Development Corporation

Board of Directors Meeting

Date: February 17, 2022 VIA ZOOM

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

Directors absent: none

Guests: Via Zoom: B. Meneilly, B. Lucas, B. & R. Gross, B. Stone, C. Coleman, D. Hahn, C. Dupstadt, E. Granata, M. Jenkins, P. Mishko, K. Dunn, L. DelSignore, J. Piccini

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

Additions to the agenda were called for: Bylaws

The minutes from the January Board meeting were reviewed. M. Rogish made a motion to approve; seconded by L. Rosage; all were in favor; minutes approved.

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

Brad informed the Board that Musser Eng. has given us a credit of \$1000 towards the work they did on the boat ramp deed.

Joe went over the Old Business List; a copy will be attached to these minutes.

Joe read the lawsuit questions that were received via email. 1. "If the SVDC is levied a sanction by the Judge in the ongoing lawsuit will the amount of the sanctions be paid out of the SVDC bank account or do sanctions get paid by the SVDC Insurance company?" B. Meneilly stated that it depends on the specifics of the sanction and who the sanction is levied against; an individual or the Corporation. 2. "The \$5800 the SVDC paid in sanction last year (2021) out of the SVDC bank account; where are we in the process of getting that money back?" B. Meneilly stated that the court hearing to discuss the sanction was scheduled for Dec. 28 but the Plaintiffs asked for a continuance. The sanctions hearing has not been rescheduled and Brad doesn't believe the plaintiffs' attorneys have even asked for the hearing to be rescheduled. We anticipate all motions will be heard at the hearing, when rescheduled.

Mike Jenkins voiced his concerns with the website in regards to lawsuit updates and transparency. Joe stated that the website administrator is a volunteer. The Board discussed what should and should not be posted on the website in regards to the lawsuit. B. Meneilly had an issue with posting the depositions stating that doing so will taint any future depositions. Depositions should be taken from one's memory and could become tainted by reading the depositions of others. M. Rogish stated that

our attorney also recommends keeping the depositions private. P. Picoulas asked if depositions were public records. B. Meneilly said that they are part of the discovery process and may at some point become public record once they are filed in court. Barbara Meneilly stated that she can only post things that she receives. L.

Rosage asked Mr. Jenkins what court documents he believes should be posted on the website. Mr. Jenkins had no comment. D. St. Clair volunteered to take over providing board approved updates on the lawsuit to Mrs. Meneilly for posting.

Larry informed the Board that the cost of the dredging bid package from Musser Eng. would be between \$500-\$1000 less by removing the cost of the DEP waiver. Musser Eng. would like to meet with Board members to define dredging boundaries and identify take out spots. Larry, Joe, Derrick, Phyllis, and Brad volunteered to meet with Musser Eng.

Phyllis stated that she has sent in the paperwork for the permit to drain the lake in the fall.

Larry informed the Board that he has in his possession a written warranty on the new valve cylinder. The warranty expires 18 months after installation. The Board discussed when and how often to exercise (test) the valve. Brad made a motion to exercise the valve 6 months after installation, during the draw-down in the fall, and 17 months after installation (1 month before the warranty expires); going forward twice a year including when Musser Eng. does the yearly dam inspection; seconded by Derrick; all were in favor; motion passed.

Larry stated that Gary Norris has applied for the Lake Manager position. The Board discussed the applicant. Derrick, Phyllis, and Larry recommended Gary for the position. Larry made a motion to hire Mr. Norris for the position at a rate of \$20 an hour; seconded by Phyllis; all were in favor; motion passed. Larry will invite him to the next board meeting. Joe will be the Board liaison for communication with the lake manager.

Larry talked about updating the website, creating Board member emails, and going paperless. Brandon Stone outlined what services we currently have through our website and the cost to upgrade to include additional services. The Board discussed setting up credit card payments online and setting up business emails. Brandon Stone volunteered to help with the set-up of board member emails and any upgrades approved by the Board. Larry made a motion to move forward with the set-up of business emails at a cost of \$6 a month per person including the 11 Board members, Secretary to the Board, Lake Manager, and Website Administrator; seconded by Marcia; all were in favor; motion passed.

Joe informed the Board that an email was received in regards to buying and using a lake home as an

Airbnb or VRBO. The Board discussed the question and the liability issues with the use of power boats and non-powered vessels on the lake by renters. Larry will work on the wording for a rule in regards to the subject.

The Board discussed a complaint about garbage left at the end of Pine Rd. and Causeway. Lot owner has been notified and garbage has been removed. Lynette will follow up with the lot owner.

A donation in the memory of Dr. Jan deVries (long time board member serving from the mid 70's to 2015) was discussed. Derrick made a motion to donate \$250 to Pine Springs Camp in Jennerstown in the memory of Dr. deVries; seconded by Brad; all were in favor; motion passed.

Joe stated that a meeting with Attorney Leventry has been set up for Feb. 21st. to discuss the possible Bylaw amendments. Joe read a letter from Att. Leventry which states that something should be out to the community before or by the annual lot owners meeting in regards to the proposed changes. We are assembling and preparing proposed bylaw amendments for consideration and potential vote late spring of this year.

Joe stated that we need someone to run the zoom equipment at the in-person board meetings. Mike Jenkins volunteered to run the equipment.

Pete Mishko talked about the 13 original lot owners of the lake and wording in their deeds. He questioned the control the development has over the lot owners. Board members were confused with what Mr. Mishko was getting at. Phyllis will meet with Mr. Mishko to discuss his issues. Mr. Mishko was asked to address the Board at the March meeting with a precise topic for the Agenda.

Brad made a motion to adjourn; seconded by Marcia; all were in favor; meeting adjourned 8:08pm.

Respectfully submitted; Lynette Fleegle

Next Meeting will be on March 17, 2022

The zoom recording will be posted on the website.