

Stonycreek Valley Development Corporation

Board of Directors Meeting

Date: July 21, 2022

Directors in attendance: Joe Piccini, Jeff Haynes, Brad Meneilly, Marcia Rogish, Jeff Blough, Stacy Reid, Randy Weaver, Geoff Leah (via Zoom) was Larry Rosage, Derrick St.Clair, and Shelley Glessner

Directors absent: none

Guests: G. & C. Norris, C. Weaver, V. Stone, C. & K. Dupstadt, J. & P. Picoulas, L. & L. DelSignore, P. Mishko, J. Hershberger, D. Dively, R. deVries, T. Koppenhofer, L. Blalock, Attorney C. Pritts

Guest Via Zoom: D. Hahn, J. Trespasso, Stan & Denise, B. Meneilly, B. Walker, K. Kane, R. Miller, B. Stone, R. Mills, #7891, #3855, J. Yarosik, J. Fisher, N. DelSignore

The meeting was called to order by J. Piccini at 6:00pm

Additions to the agenda were called for: none

The Board reviewed the June 2022 meeting minutes; M. Rogish made a motion to approve; seconded by J. Haynes; all were in favor; minutes approved.

J Piccini presented the financial report; M. Rosigh made a motion to approve; seconded by J. Haynes; all were in favor; report approved.

Joe went over the old business list.

Brad reported that there is nothing in the last month to update on the lawsuit. S. Reid and other lot owners voiced their concerns with the possibility of losing the lawsuit. B. Meneilly, J. Piccini, and other Board members answered questions and responded to their concerns. Brad stated that there is no hearing scheduled and that we are still waiting to hear from the Judge.

S. Reid voiced his concern with our insurance company's non-renewal of the D & O Ins. because of the ongoing lawsuit. J. Piccini responded stating that he has spoken with his internal risk manager and she is not surprised, she has seen D & O and cyber policies getting dropped left and right due to the recent issues out there, i.e., the Florida condo failure being one of them. Unfortunately, costs have gone up for coverage.

Barbara Meneilly (via zoom) defended her husband's character and asked that the Board do something about D. St.Clair continuously calling Brad a liar.

The Board reviewed the following building plan approval requests;

C. Duppstadt (shed)- motion to approve by B. Meneilly; seconded by R. Weaver; all were in favor; plans approved.

M. Rogish (dock)-motion to approve by B. Meneilly; seconded by J. Haynes; all were in favor; plans approved.

R. deVries (dock)-motion to approve by M. Rogish; seconded by J. Blough; all were in favor; plans approved.

S. Rice (shed)- motion to approve R. Weaver; seconded by B. Meneilly; all were in favor; plans approved with notice it must be on the back 2/3 of lot.

W. Zottoli (dock)- tabled- G. Leah will follow up with more information.

The Board discussed the purchase of lot 60 by Greg Maust. Mr. Maust asked that the dam maintenance fee be changed to \$150 and agreed to pay a past due amount of \$1050 for the front lot which has 106 feet of frontage. The account of the previous owner was 7 years passed due and was being billed \$225 annually. M. Rogish made a motion to approve the \$150 annual lake maintenance fee; seconded by B. Meneilly; all were in favor; motion passed. Lynette will make the adjustment to the account.

Val Stone gave an update on the water testing. She stated that the manganese and sulfate levels jumped even higher this year. The high levels are usually caused by mine runoff. Penn State recommends we move forward with the DEP. A full water testing report will be shared with lot owners via email and on the website.

L. Rosage reported on the weeds. He stated that the June treatment for milfoil and elodea was successful according to lot owner feedback and our own observations. The treatment for Vallisneria (eelgrass) was done earlier this week and we should see the results of the spraying soon. Larry said the cutters are operational but have not been put in the water yet due to the success of the spraying. The cutter will be put in if needed.

L. Rosage talked about dredging. He stated that the bid package prepared by Musser Eng. is ready to send out. He suggested sending the package out to local contractors; Maust Excavating, S & S Excavating, and Dirt Bottom Excavating. A lot owner suggested we also include Berkey Excavating. B. Meneilly suggested putting out an RFP in the local paper and on the SVDC website. Larry encouraged anyone knowing of another contractor that would be interested in receiving a bid package to provide their contact information by the next meeting. Larry said he is still trying to get permission from lot owners for use of access roads for take-out spots.

Craig Duppstadt voiced his concerns with his neighbor's large flock of birds and other livestock; including goats, chickens, roosters, guineafowls, and ducks. Mr. Duppstadt proposed there be a

new rule on keeping of poultry and livestock. Mr. Dupstadt introduced his attorney Chad Pritts who spoke on the subject. Brooke Walker (via zoom) defended her right to have the birds/livestock. The matter was tabled until the Board can discuss the matter with their attorney.

L. Rosage talked about rules & regulation process improvement, suggesting we revisit how our rules & regulation are defined, adopted, and enforced.

L. Fleegle brought up that she recently received a boat application with a registration showing the boat was 20'6". She stated that the previous year's application included a temporary registration showing 20'. No action will be taken.

G. Leah talked about setting up a lot owner survey and creating committees to help with the Board's work load. He will meet with Lynn Blalock to get started on the survey.

Joe stated that emails were received with questions he wanted to run past the Board. The first one was a question about the word "dwelling" what defines a dwelling and how many can be placed on a lot. SVDC's rules state one dwelling per lot. It was determined that a dwelling contains a shower and/or bath tub. The second question was for a refund for a power sticker, after using the boat for only 1 week before selling it. There was no replacement boat. That is not the SVDC policy. T. Koppenhoffer suggested adding the words "No Refunds" in the rules. Replacement stickers are issued free of charge if a new boat is purchased in the same boating season. Old stickers must be returned. The third question was for guidelines for putting up a fence on a property. There are no SVDC rules pertaining to fences. However, it should not block anyone's view of the lake.

Dan Dively and Jack Hershberger voiced their concerns with boating safety and Partol training. Gary will review the rules and regulations with the guys. Gary stated that he and Larry are working on an email to go out to the lot owners including safety reminders.

J. Blough made a motion to adjourn; seconded by B. Meneilly; all were in favor; meeting adjourned 8:00pm.

Respectfully submitted; Lynette Fleegle

Next Meeting is August 18th

The Zoom Recording will be posted on the SVDC website

