

Somerset Lake Service Corporation

Board Meeting Minutes

April 21, 2009

- **Call To Order:**

- **In Attendance:**

- Michelle Mathis - President
- Tom Dilley - Vice President
- Paul Maynor - Treasurer
- Bernie Ulissi - Secretary
- Kim Cox - Clubhouse Administration
- David Sibert & Cheri Hadley - Brandywine Valley Properties
- Homeowners: Steve Lustig, Cheryl Stauffer, Bob Carter, John McLaughlin, John LaCosta, Richard Trask, Jack Pigliacampi, Betty Gordon, Clive & Ann Broadbent, Wayne & Cora Sparling, Bill Miller, Margaret Crouch, Rod Davis, Allan & Barbara Andrade, Lynn Peters, Jean Dearlove, Joe DelTosto, Brian McLaughlin, Rix & Beverly Diffenbach, Nancy Mattison, Jay Danneman, Arta Vitolo, Vic & Deana Yokimcus, Cyndi Staudenmayer, Sara Maling, Krisit Skross, Michael Speay, Doug Richmond, Marty DeAngelo

- **Open Session:**

- The Open Session was comprised of residents expressing concern regarding a letter hand delivered and subsequently mailed, to each member of the Community. The letter was disparaging of a present Board member running for re-election. Residents expressed concern that the letter had gone unsigned and that such behavior affected the overall health of the Community. Michelle Mathis stated that this is a Board as well as a Community issue. The Board clearly stated that they did not support the “anonymous author’s” actions.
- A homeowner suggested that the website be password encrypted so that Minutes and Financial Statements can be readily accessed - Steve Lustig (who posts the info on the website) was in attendance and advised that all that information is already posted on the site. In addition, Minutes and Financials are kept at the Clubhouse.
- Allan Andrade recommended that the Civic Association be re-established.

- **Approval of the Minutes:**

- Strike “Tom Dilley asked about putting together a community watch program” from March, 2009.
- Motion to approve as amended March, 2009 Minutes - Bernie Ulissi. Seconded - Tom Dilley. All in favor.

- **Approval of the Financial Statement:**

- Motion to approve the March, 2009 Financial Statement - Tom Dilley. Seconded - Bernie Ulissi. All in favor.

- **Committee / Management Reports**

- Bernie Ulissi requested that the total number of ballots be checked prior to May 8th so that communication be sent out if it appears as though a quorum will not be met. Cheri Hadley and Michelle Mathis to work on this process.
- Holly Setzler has filed the document with the court to discontinue the mandamus action with New Garden Township on April 9, 2009. (Related to the Richmond case).
- A Homeowner fishing on the lake received a “Notification of Violation” for use of a motorized boat and fishing without a license. The homeowner does in fact have a license and the boat was electric. There is mystery surrounding the notification however as it was not distributed by BVP, the Board, or the Lake Committee although it was signed “Somerset Lake Service Corporation”.
- David Sibert has contacted the Reynolds regarding the deterioration of the pump house. It was requested that proposals be provided and the Reynolds estate will cover the cost.
- Kim Cox reported that two contractors did not show up for appointments to give estimates on the locker room flooring.
- The pool furniture has been ordered.
- Cheryl Stauffer will be re-locating with her family and unfortunately has submitted her resignation from the Clubhouse. As Cheryl was a tremendous asset to the pool, she will be dearly missed.
- It was discussed that in the next newsletter homeowners be given the names of their representatives to contact regarding the recent accident and preventative measures that may be taken. Kim Cox will post contact information for the Township for anyone who wishes to address safety concerns.

- **Old / New Business**

- Street signs were discussed. There are two mock-ups in the Clubhouse. David Sibert & Paul Maynor recommended that the signs be left at the Clubhouse and residents can “vote” on the mock-up that is preferred. Ballpark figure to replace the Community street signs is \$21,000.00. Stop signs MUST be PennDot issued or the Township cannot enforce running a stop sign.
- The exterior painting project was discussed. The Reserve study was reviewed as well as the overall painting budget.
- Motion for setting-sun to move forward with Sunsetter’s Painting for the Clubhouse painting - Paul Maynor. Tom Dilley stated that he was against the project until such time as the contractor provided a mock-up. In addition, Tom Dilley will bring someone in this week to look at the fencing. Tom Dilley will work towards a solution as to should the woodwork be painted or should an aluminum product be put in. David Sibert will go back to all 3 contractors and re-visit the issues on site.

- **Adjournment**

- The meeting was adjourned at 8:55pm.
- The next meeting will be held on Tuesday, May 19, 2009. (Meeting date subsequently changed to Tuesday, May 26th)