

Somerset Lake Service Corporation

Board Meeting Minutes

January 20, 2009

- **Call To Order:**

- **In Attendance:**

- Brian McLaughlin - President
- Tom Dilley - Vice President
- Michelle Mathis - 2nd Vice President
- Bernie Ulissi - Secretary
- David Sibert & Cheri Hadley - Brandywine Valley Properties
- Cheryl Stauffer & Kim Cox- Clubhouse Managers
- Homeowners - Mark Williams & Gary Walker

- **Open Session:**

- Mark Williams discussed lifeguard staffing at the pool. Bernie Ulissi advised that neither the State, County, nor our insurance company require pools to have a lifeguard. That having been said, Bernie stated the community polling results indicated that there was overwhelming support to have lifeguards. As a result, the Committee is no longer considering no lifeguards as an option.
- Gary Walker addressed his concerns with the appearance of the white woodwork on the clubhouse exterior. Tom Dilley indicated that this was currently being looked at as a project for the future. The step handrails are in the long range forecast.
- Brian McLaughlin explained various expenditures and procedures regarding upcoming projects. Information was given as background for the visiting homeowners regarding the lake, fitness equipment, painting, etc.

- **Approval of the Minutes**

- Revise the December meeting minutes to state “Jerry Musto presented a revised “Forecasting Cost Plan” in the Open Session portion. Remove “wish list”.
- Motion to approve the December 16, 2008 meeting minutes as amended - Bernie Ulissi. Seconded - Tom Dilley. All in favor.

- **Approval of the Financial Statement**

- Tom Dilley suggested that more attention be paid to the people entering the pool. There is question whether everyone entering is a community resident or guest. Kim Cox stated that she would love to implement a policy that would work. Michelle Mathis inquired about the possibility of an in-house photo station. Item to be placed on the Agenda for next month under New Business.
- Motion to approve the December 2008 financial statement as submitted - Bernie Ulissi. Seconded - Michelle Mathis. All in favor.

- **Committee/Management Reports**

- The Lake Committee presented their January 15, 2009 minutes. Lake Committee is trying to exert pressure on the Township and environmental agencies for assistance with the lake sedimentation. A 'boat auction' is being reviewed. The Lake Committee plans to coordinate with the Grounds Committee to review ways to help reduce local pollution impact.
- Bernie Ulissi an e-mail received from Jerry Musto in which Jerry stated that if the proposal for managing the budget was not approved, then he no longer felt the need to help. Bernie stated that there were projects that needed to be decided upon. Tom Dilley felt several items had been discussed at the December meeting and that others were already in the 2009 budget (pool resurfacing, pool furniture, clubhouse tables and chairs}. Discussion continues in Old / New Business.

- **Old / New Business**

- A tree stump located behind #60 SHP was discussed at length. Motion not to approve funds for stump removal - Bernie Ulissi. Seconded - Tom Dilley. All in favor.
- Holly Setzler's legal opinion on the Lustig architectural matter was discussed. Motion to support the Architectural Committee's decision to stand by its original position to revert the structures back to what was originally submitted and approved with 120 days to comply - Tom Dilley. Seconded - Michelle Mathis. 3 in favor / 1 opposed, Bernie Ulissi.
- Motion to approve the following items from the Clubhouse Committee's "Forecasting Cost Plan" to be paid from operating funds, common or pool reserve funds as designated: Item 14 - new dishwasher (projected at \$1,000.00 - Reserve), Item 20 - new fitness equipment (projected at \$15,000.00 - Reserve), Items 21 & 22 combined - new flooring in the kitchen, men's and women's locker rooms (projected at \$2,300.00 total - Reserve), Item 23 - 10 tables (projected at \$2,000.00 - Reserve), Item 25 - new pool furniture (projected at \$9,200.00 - Pool Reserve), Item 33 - playground equipment power wash & stain (projected at \$200.00 - Operating), Items 36 & 37 combined - pool leak repair and pool resurfacing (projected at 19,000.00 total - Pool Reserve).

- **Adjournment**

- The meeting was adjourned at 9:10pm
- The next meeting will be held Tuesday, February 17th.