

Somerset Lake Service Corporation

Board Meeting Minutes

July 16, 2009

- **Call To Order:** 6:30pm

- **In Attendance:**

- Tom Dilley - President
- John LaCosta - Treasurer
- Bernie Ulissi - Secretary
- Michelle Mathis - Director
- David Sibert & Cheri Hadley, Brandywine Valley Properties
- Homeowners - Robin McClane, Ken Grist, Bill Miller, Rod Davis, Richard Trask, Heidi Jeromin, Jay Danemann & Allan & Barbara Andrade

- **Open Session**

- Robin McClane expressed concern over the quantity of shrubs that were installed on the side of her property as part of the SHP inkberry replacement project. She has purchased a Miscanthus that she would like planted at the rear of the home. BVP will arrange for Turf Pro to install this shrub and one additional shrub which has been approved for the side of the home.
- Allan Andrade and Bill Miller asked if there was any new information regarding the vehicle break-in's. Tom Dilley indicated that he did not have any new information. Tom recommended that this concern be expressed to the Township.
- Ken Grist asked if there were any plans to have the walkway between the pool and the lake redone. Tom Dilley stated that there were no plans for 2009, but perhaps the project could get done in 2010. Item to be included in the reserve study update.
- Heidi Jeromin asked if the goose droppings could be cleaned off the walkway alongside the pool. Bernie Ulissi to have someone from Clubhouse staff to use the pool hose to help with the problem.
- Barbara Andrade requested that a dead shrub/tree along Clubhouse Drive be removed.

- **Approval of Minutes**

- Motion to approve the June meeting minutes as submitted - Michelle Mathis. Seconded - Bernie Ulissi. All in favor.

- **Approval of the Financial Statement**

- Account #1157 was discussed as it has been discovered that the home has been posted for Sheriff's sale. Questions arose as to how to move forward regarding the debt collection. Motion to have BVP send a letter requiring a \$750 payment to be made within 15 days and \$500 payments per month thereafter until current or the account will be turned over to legal counsel for collection. Tom Dilley. Seconded - Michelle Mathis. All in favor.

- Account #'s 1064 and 3067 were discussed. Motion to move forward with filing suit to obtain judgements on these accounts - Michelle Mathis. Seconded - John LaCosta. All in favor.
- Motion to approve the June financial statement as submitted - John LaCosta. Seconded - Bernie Ulissi. All in favor.

- **Management / Committee Reports**

- Kim Cox stated that the Township's EMS personnel are having difficulty in finding homes in SHP. BVP to get pricing to paint the house numbers along the SHP driveways for better identification.
- Kim Cox stated that there was a homeowner request to have a heart defibrillator device located somewhere in the Clubhouse. David Sibert will check with Megan Smith for any insurance related concerns and report back next month.
- The reserve study update meeting has been scheduled with the engineer for Tuesday, September 8th at 10:30am. John LaCosta requested that those Committees involved with capitol expenditures provide their "desired items to be included" to the Board by the August 11th meeting.
- David Sibert reported that CAU has offered to renew the current insurance policies with a \$13 increase, plus they will lock in this rate for a three year term. BVP is awaiting competitive quotes and will forward for a decision via e-mail.
- Richard Trask reported that unfortunately the phosphorous content of the lake has risen. Richard will continue to monitor the water quality. Richard also expressed concern that the water level is not high enough in the forebay and the area is turning into marshland.
- Richard Trask presented a proposal from Duffield Associates to provide consulting and engineering work on the lake. This matter was tabled at this time.

- **Old / New Business**

- The trail system behind Hermitage Court was discussed. Motion to allow the area to return to a natural state and no longer be used as part of the trail system - Michelle Mathis. Seconded - John LaCosta. All in favor.
- BVP has communicated to Steve Lustig, SLSC webmaster, that Janice Scotton's realtor ad posted on the website needs to be removed.

- **Adjournment**

- The next meeting will be held Tuesday, August 18th, 2009 at 6:30pm.
- Meeting adjourned 8:16pm.