

Somerset Lake Service Corporation

Board Meeting Minutes

June 16, 2009

- **Call To Order: 6:35pm**

- **In Attendance:**

- Tom Dilley, President
- John LaCosta, Treasurer
- Bernie Ulissi, Secretary
- Michelle Mathis, Director
- David Sibert & Cheri Hadley - Brandywine Valley Properties
- Kim Cox & Cheryl Stauffer - Clubhouse Managers
- Homeowners: Steve Lustig, Lothar Jeromin, Bob Carter, George Dearlove, Allan & Barbara Andrade, Clive Broadbent, Richard Trask, Ken Grist & Bill Miller

- **Open Session:**

- Bob Carter thanked Cheri Hadley for her efforts and assistance in getting the rear yard sodded.
- Allan Andrade reported that the shrubs along the lake have not been trimmed evenly.
- Lothar Jeromin expressed concern over homeowners parking on the grass by the Clubhouse to get to the pool.
- Richard Trask reported briefly on algae concerns in the lake.

- **Approval of the Minutes**

- Amend Michelle Mathis as liaison for the Grounds Committee to liaison for the Lake Committee. Tom Dilley will take the liaison role for the Grounds Committee.
- Amend last month's voting on the motion that no Board member will act as the Chair of any Committee to: 4 in favor, 1 opposed - Bernie Ulissi.
- Motion to approve the May Minutes as amended - Bernie Ulissi. Seconded - Michelle Mathis. All in favor.

- **Approval of the Financial Statements**

- 1st quarter financial statement to be uploaded on the website.
- Motion to approve the May, 2009 financial statement as submitted - Bernie Ulissi. Seconded - John LaCosta. All in favor.

- **Management / Committee Reports**

- Not all the Board members were able to visit the walking trail on Hermitage Court. Matter tabled until next month.
- Account arrangements and landscaping issues for accounts 3067 & 1064 were discussed. Letter to be drafted to the homeowner outlining the payment plan and landscaping arrangements.
- Motion to allow an area on open space for a common garden - Bernie Ulissi. Seconded - John LaCosta. All in favor.

- As previously reported, a beaver has taken up residence in the lake. Costs to remove are in excess of \$1,000.00. Matter tabled at this time.
- Quote to update the reserve study is \$3,500.00. Meeting to be scheduled in early August with Greg Bustamante to begin study update. Committees to meet prior to the engineer's visit so that any items a Committee would like included in the study, can be included. Motion to move forward with reserve study update - Bernie Ulissi. Seconded - Tom Dilley. All in favor.
- Lake Committee has purchased a new water testing kit for the lake. Several Committee members met with Duffield Associates, an engineering firm, regarding bank erosion. Duffield is recommending some engineering plans, however the Lake Committee does not currently have funding in the budget for this. Richard Trask will work on developing a budget for next year.

- **Old / New Business**

- Corporate credit cards were discussed. Michelle Mathis expressed concern over who has credit cards. Currently Bernie Ulissi, Gene Kelly and Kim Cox have cards. There are accounts with both VISA and AMEX. Kim Cox to contact Michelle Mathis regarding the credit card usage. Tom Dilley stated that no more than three (3) persons are to have charging capabilities.
- Tom Dilley reported that Steve Lustig said that he has been paying the operating costs of the Community website. BVP will research any payments made for the website operation and report back to the Board.
- Motion to reduce the Lustig's architectural violation fine to \$400 - Bernie Ulissi. Seconded - John LaCosta. All in favor.
- BVP to confirm with Ed Goldberg that the sign verbiage is complete. Upon completion, signs will be ordered along with a new pool sign.
- The Clubhouse will put something in the next newsletter and send a broadcast e-mail asking for homeowners who have concerns regarding traffic speed on Broad Run and Buttonwood Roads to voice their opinion. The quarterly bills will also contain this request.
- The Architectural Committee has appointed Betty Gordon as Chairperson for a term of one year.
- Barbara Andrade has volunteered to serve on the Grounds Committee.
- Work on the bathroom floors in the Clubhouse has been tabled.

- **Adjournment**

- Meeting was adjourned at 8:44pm.
- The next meeting is scheduled for Thursday, July 16, 2009.