

Somerset Lake Service Corporation

Board Meeting Minutes

March 19, 2009

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

- **In Attendance:**

- Michelle Mathis - President
- Tom Dilley - Vice President
- Paul Maynor, Treasurer
- Bernie Ulissi - Secretary
- Kim Cox & Cheryl Stauffer - Clubhouse
- David Sibert - Brandywine Valley Properties
- Homeowners: Clive & Ann Broadbent, Ed Goldberg, Doug Richmond, John McLaughlin & Bernie McKay

- **Open Session:**

- Clive Broadbent asked if there had been any resolution in the Richmond matter? Tom Dilley relayed several points that were agreed to in a meeting he had with Doug Richmond.
 1. The Richmonds will resubmit the plans for the garage and landscaping to the Architectural Committee.
 2. The time line for the house to be built after the garage is built is 15 years.
 3. The Board is requesting a document that states that the house will be built on the lot in the event Doug Richmond becomes ill or dies.
 4. \$850 of the Richmonds' legal fees will be paid by the SLSC per the court's order.
- Tom Dilley requested that all legal proceedings be dropped. Doug Richmond agreed that he will stop any other legal proceedings against SLSC as well.
- Michelle Mathis asked when Doug plans on building the garage. Doug said he has to do it within the building permit period of 2 years.
- Clive Broadbent asked if we still employ Holly Setzler as legal counsel based on the Richmond this case? Bernie Ulissi made a motion to dismiss Holly Setzler. Tabled until later in the meeting.
- Ed Goldberg asked if there is a plan to replace the street signs in the neighborhood? Michelle Mathis explained that this was on the agenda to discuss.
- Bernie McKay expressed concern with the condition of the water treatment building. David Sibert has not been in touch the representative of the Reynolds Estate.
- Ann Broadbent is concerned about the crime in the neighborhood and surrounding area. She would like the Clubhouse to send out any information regarding crime to the community.

- **Approval of the Minutes**

- Motion to approve the February 2009 meeting minutes as submitted - Michelle Mathis. Seconded - Tom Dilley. All in favor.

- **Approval of the Financial Statement**

- Tom Dilley questioned the overage in account # 5405 - Other Vendors\Expenses. It was explained this was due to the quarterly cleaning of the fitness equipment and for electrical repairs performed by John McLaughlin. Tom asked why this had to be done. John said that he repaired faulty work performed by Berley Electric that could be dangerous.
- David Sibert reported there would be a substantial snow bill reported on the March financial report. Overall, comments from the community were very complimentary on the snow removal efforts of the contractor.
- Motion to approve the February financial statement as submitted - Paul Maynor. Seconded - Michelle Mathis. All in favor.

- **Committee / Management Reports**

- The Architectural Committee is allowing the Lustig's & Burt's to work out their issues without getting involved. Email messages between them are not friendly, but the Board feels they need to resolve things themselves.
- The Grounds Committee reports that the Spring clean up is being performed throughout the community by Turf Pro. Tom Dilley asked if an announcement can be made in the newsletter regarding the selection of Turf Pro for all common areas in the community.
- The Lake Committee has taken depth measurements of the lake. They have done a great job of getting surrounding landowners to clean up hazardous containers, etc.
- To date, Clive Broadbent & Ted Weideman have submitted their names for the Board of Directors elections. The deadline is at the Annual Meeting on April 5th.
- The Clubhouse Committee reported that rentals are down for the past few months due to cancellations. This may be the result of the overall economy. May and June are busier. Some events have also been cancelled, but other less expensive events are well attended. The club has been very busy with community activities.
- Clubhouse glass doors: The track is crushed, but the rollers are fine. Bernie Ulissi to remove the track and Tom Dilley said he will take to A & H Metal for repair.
- New tables and fitness equipment have arrived.
- New pool furniture to be ordered.
- Pool repairs have begun. Still not sure where the leak is on the pool. Skimmers could be the problem.

- **Old / New Business**

- Motion to write a letter to Holly Setzler stating that the SLSC wishes to stop all legal proceedings relating to the Richmond matter - Bernie Ulissi. Seconded - Paul Maynor. All in favor.
- The Board reviewed an estimate of the costs to replace the street signs and posts in the community. This was tabled until Paul Maynor & David Sibert could meet to review funding options for this work.

- Tom Dilley asked about putting together a Community Watch program. This was tabled at this time until further details are known. Tom will contact NG Police to discuss.
- Tom Dilley will contact Richard Trask to invite the Lake Committee to the May meeting to do a presentation on the issues with the Lake.
- Bernie Ulissi suggested charging Holly Setzler the \$850 for the legal fee's for Richmond's case. David Sibert stated that this charge was related to the original case, not the appeal. Tom Dilley doesn't feel that SLSC should fire Holly Setzler because she has helped the community with other legal issues, such as collections, Trachtman, insurance, etc. However, he said if another situation like the Richmonds' law suit comes up, Holly should not handle it.

- **Adjournment**

- Next meeting to be held Tuesday, April 21st.
- The meeting was adjourned at 8:12PM.