

Somerset Lake Service Corporation

Board Meeting Minutes

May 26, 2009

- **Call To Order:** 6:32pm

- **In Attendance:**
 - Michelle Mathis
 - Tom Dilley
 - Bernie Ulissi
 - Ed Goldberg
 - John LaCosta
 - Cheri Hadley - Brandywine Valley Properties
 - Homeowners - Sheila Brousho, Clive Broadbent, Bob Carter, Barbara Andrade & Ed Herman.

- **Appointment of Officers**
 - Nomination for Tom Dilley to serve as President - Michelle Mathis. Seconded - Tom Dilley. All in favor.
 - Nomination for Ed Goldberg as Vice President - Tom Dilley. Seconded - Bernie Ulissi. All in favor.
 - Nomination for John LaCosta to serve as Treasurer - Michelle Mathis. Seconded - Tom Dilley. All in favor.
 - Nomination for Bernie Ulissi to serve as Secretary - Tom Dilley. Seconded - Michelle Mathis. All in favor.
 - Michelle Mathis will serve as 2nd Vice President.
 - Motion that no Board member will act as Chair of any Committee - Michelle Mathis. Seconded - Tom Dilley. Four in favor, 1 opposed - Bernie Ulissi.
 - John LaCosta to serve on the Finance Committee; Ed Goldberg to serve on the Clubhouse Committee; Tom Dilley to serve on the Architectural Committee and Grounds Committee; Michelle Mathis to serve on the Lake Committee.

- **Open Session**
 - Clive Broadbent requested that the March Minutes be posted on the website.
 - Clive Broadbent asked if owners who lived on an unimproved lot paid dues. Bernie Ulissi stated that unimproved lot owners do not pay dues.
 - Sheila Brouso complained about the condition of the rear hillside at 1458 Broad Run on behalf of Pat Hoge. Issue to be addressed in the management report.
 - Ed Herman requested that the cinders be swept on the walking path. Ed also expressed concern about the need for additional stop signs. The Board and Kim Cox reiterated that homeowners need to contact the Township and the NGT Police Department.

- **Approval of the Minutes**

- Strike “reconstruct” and insert “re-establish” under Open Session - Civic Association.
- Motion to approve April, 2009 minutes as amended - Tom Dilley. Seconded - Ed Goldberg. All in favor.

- **Financial Statement**

- Re-assign water expense for filling pool to the pool - not Clubhouse.
- Motion to approve the April, 2009 financial statement as submitted - Tom Dilley. Seconded - Bernie Ulissi. All in favor.

- **Management / Committee Reports**

- Kim Cox reported that the access card system has had various issues lately. Kim just wanted to give the heads up that it may be going. BVP to find out if replacement can be covered on our insurance policy.
- Kim Cox reported that she has interviewed someone for the pool cleaning job (to replace Cheryl Stauffer). The Board gave her permission to move forward. She is not looking for someone to assist with the Clubhouse at this time.
- The Board has decided not to approve the painting project this month and the work itself will not be done until fall. Bids will be obtained for other railing systems. Tom Dilley indicated that he would have the information by the July meeting.
- The Lustig architectural request and correspondence was again discussed at length. Motion that the trellis is to remain as is with the stipulation that the Lustig’s will pay a fine of \$800 for not installing the structure according to the architectural submission. Planting material must be installed by and the fine paid by June, 30, 2009 - Tom Dilley. Seconded - Michelle Mathis. All in favor.
- Correspondence was reviewed from 6 Hermitage Court regarding the muddy condition of the walking trail. As a result, homeowners are cutting across this lawn to gain access to the trail. Board members agreed to visit Hermitage Court and the issue will be re-visited next month.
- Correspondence was reviewed from Carriage series owners expressing concern over the lawn condition that exists at 1458 Broad Run. Letter to be sent to 1458 Broad Run that rear yard work must be completed within seven (7) days or the SLSC will have the work performed. Any charges incurred will be passed along to the owner.
- BVP to send updated delinquent list to Kim Cox so that use of the clubhouse can be revoked.
- Complaints received concerning non-residents using the lake were discussed. In conjunction with the Lake Committee’s recommendation - Motion to approve one sign, for two locations, Ed Goldberg will work on wording. Sign will be white with blue, reflective paint - in both English and Spanish. Wording will be forwarded to Board for approval upon draft completion.

- **New Business**

- The Board of Directors election process and procedures were discussed. BVP along with the representatives of the 2009 Election Committee will put together guidelines for counting ballots. Once the Committee has formed the guidelines, the information will be presented to the Board for discussion.

- **Adjournment**

- Request that credit cards be placed on the agenda for next month.
- Adjourned 9:47pm
- The next meeting is scheduled for June 16, 2009.