



Board Meeting – April 24th, 2021

Summary:

The Board was in full attendance.

There was an executive session to discuss legal issues and contractual agreements.

Topics discussed:

Food and beverage operating in the black.

Collections are up and dues payments are coming in at a faster rate than last year.

The pool project was discussed. The new pool will not open Memorial Day weekend due to concrete demand and lack of drivers, due to covid. The upgrades to the existing pool are moving along and will be ready for Memorial Day Weekend. The smaller slide has been relocated in the 4ft area of pool, a new 16 ft spiral slide in the deep end. The diving board is still in place. The splash pad is being installed.

We applied for a liquor license expansion.

3 property owners became certified to conduct ATV courses in the community.

The board had a meeting with Aqua PA. The board granted perk testing near the facility. We should have an update from Aqua PA within the next couple of weeks. DEP is not allowing permits to be granted at this time.

Lackawaxen Township signed the short-term rental ordinance. The office posted the Short-term Rental Policy Proposal on the website for members to review. The board arranged for a Short-Term Rental Townhall on Saturday, May 8th at 9am in the lodge then there will be a board work session on the proposed policy at 10:30am to follow.

Committee Reports:

Audit-Starting to review cash collection procedures.

ECC-80 permits have been applied for in the office. There is a variance hearing May 8th.

Document Review-moving forward with the separation of the handbook and rules and regulations.

Ski-complimented management's efforts this ski season.

Strategic Planning-held a Green Up day, working a trail study and analyzing where an egress could be placed on the Falling Waters side.

Fire-Danger is high.

ID Pass and Rental-committee will move forward with modified Rental Policy now that Township Ordinance was passed. See website for proposed changes. There will be a townhall May 8th at 9am in the lodge and then a Board work session at 10:30am in the lodge both pertaining to the proposed rental policy changes.

Technology-Tom Brown resigned so there is an opening on the committee.

Westcolang Lake Association-had a quarterly meeting discussing dam inspection and repair and an emergency plan.

Motions:

9 motions were passed unanimously:

- #1 is imposing a garbage fee if staff need to open it for an owner or renter on days when the compactor is closed
- #2 the rental registration fee will increase June 1st to \$100
- #3 approval of M.E. Soden to fix the drainage issue on a property near the beach
- #4 approving Herman Matfes as the sole Chair of the Technology Committee
- #5 approval to replace a bar cooler in the Summit
- #6 approved covering 70% of medical benefits for staff
- #7 awarded E.R. Linde the road bid for the community
- #8 approved a contract with Frontsteps, for a new HOA website
- #9 approved the installation of the required backflow protection devices

Official minutes will be made available after board approval at the next Board Meeting, May 22nd.