

TLA BOARD MEETING MINUTES

Date/Place/Time:

April 11, 2016, Cranberry Pines Elementary School, 7:02 p.m. to 9:20 p.m.

Upcoming Meeting Dates:

Monday, May 9th, 2016, 7pm at the pavilion

Board Members in Attendance:

Karin McDonald
John Sweeney
Kate DiBenedetto
William Lobosco
Lauren Kochan
Leslie Cromie

Residents:

Matt Cromie
Ashley Greenblatt
Charlene Dunn
Samuel Dunn
Earl Arena
Chris Brough
Sean Gorman
Liam Majewski
William Moritz
Mike McClane

Call to order:

Secretary's Report:

- March minutes approved, awaiting signatures at the May meeting

Treasurer's Report:

Life Guard account:	\$ 2,642.71
Main checking account:	\$ 93,398.35
Lakes Accrual Fund:	\$ 119,283.38
General Improvement Accrual Fund:	\$ 50,402.00

- 437 Homes have paid association membership dues to date, 72 homes outstanding
- One payment plan in place
- 2015 Year-End Financial Statement available (prepared by Padden Cooper LLC)
- Atlantic City Electric is continuing to overbill us for usage at the pavilion. Leslie will follow up again to ask them to re-read the meter. We still have credit from their previous over charges

Correspondence:

- Stacey Krastek responded to potential homebuyer about TLA and township requirements for installing a fence.
- Karin has received 20 requests for paper copies of the Tidbits
- A mailer has been received by some members of the neighborhood regarding a neighborhood private social network called Nextdoor that is not affiliated with TLA

Homeowner Comments:

- Sean Gorman of 111 Indian Pipe Trail has a large Pine tree infested with Pine beetles that is rotted and unsafe. Tree will be cut down and removed from his property at the end of April.
- Ashley Greenblatt contacted the Medford Police regarding speeding in the neighborhood. A solar powered speed sign on Woodthrush will be moving around the neighborhood. Officer Albertson is handling this.

Committee Reports:

Athletic

- Dates for summer events have been submitted for the TLA calendar. Bill Lobosco will follow up with Athletic Committee regarding a date for the horseshoe tournament in the fall.

Beach

- Ashley has been managing pavilion reservation requests. She asked the board if she can double book the pavilion on dates where there are more than one request. Board gave approval to book two events on the same day with setup and cleanups of each event staggered. There is a 5-hour time limit for each event. She has discussed with neighbors the need to remove their trash after each event.
- Ashley will touch base with Rob Willwerth for approval to book an event after the fishing tournament. The volleyball tournament on September 3rd and 4th uses the pavilion so no reservations can be taken for these dates.
- Mike McClane asked about the procedure for purchasing and distributing beach badges. Colonial badge was the previous vendor. Lesley will provide an up-to-date list of TLA members for the guards by the week of beach opening.
- Mike provided a one-page draft of an abbreviated list of the beach rules. It was agreed that this should go in the May Tidbits.
- At this time, beach committee has been unsuccessful at recruiting a head lifeguard. The current plan is that senior guards will be offered higher pay for them to take shifts with supervisor status.
- Guards' schedules will be staggered by 15 minutes in the morning and in the evening to allow for set-up and clean up of the beach. Set-up duties include shoveling goose droppings. Lifeguards are not responsible for shoveling eroded sand. Lauren suggested it might be necessary to allow 30 minutes for set-up on the weekends when the beach is busier.
- Earl raised a concern that all guards need to have up-to-date black water guard training, which is typically offered only once a year in the spring. Mike will confirm that all guards are certified.
- John inquired on behalf of the water committee, if the beach committee should oversee water testing. Lesley provided the water-testing contract to Mike to look over. Water testing is taken weekly and the results emailed as well as a hard copy mailed to the Tamarac PO box. If a water test fails, the company comes back to retest. If it fails again, then the beach is closed. Suggestion made that a protocol needs to be in place if the beach needs to be closed. Outstanding question- is the beach committee willing to take on water testing?
- Bill Moritz asked about the protocol for reserving the pavilion. Can we make it more fair? Ashley took requests by a first come basis. She will examine how the system works for this year.
- Mike discussed badge checking where by lifeguards will ask non-members to leave. The board's expectation is that lifeguards use their discretion to determine if it is necessary to call the police to ask someone who is trespassing to leave the beach. A notice will be put in tidbits to announce badge pick-up. Mike will contact Rob Willwerth about how many badges to order.
- Lesley asked if lifeguards can come to the May board meeting to meet the residents. The board agreed that putting a picture with a bio of each lifeguard in the next Tidbits would be best.

Children's

- NTR

Civic

- Chris Brough provided an update on 8 Tallowood Drive- A neighbor across the street, Ellis keeps an eye on the house and keeps his truck in the driveway to give the appearance the house is occupied. The in ground pool in the backyard currently has a heavy cover over it but the fence for the yard is completely dilapidated. Chris will follow up with the township to determine code violations. Karin will email Chris and Kate DiBenedetto 2015 emails regarding this property. Goal is to make a safer environment by pressuring the township and/or bank owner of the property to take action.
- Knotty Oak property- Chris is going to put up signs marking TLA property to prevent mowing of the ecco mat. Chris contacted the township for survey of the property but was not able to get this information.
- Home at the corner of Indian Pipe and Bracken Road- TLA received a complaint from neighbors regarding what appears to be trash (broken mirrors, tires, etc.) on this property. Chris suggested a resolution regarding addition of bylaws to address maintenance of TLA properties. Board agreed that we do not want to make changes to the bylaws. Board would like to refer to Medford ordinances to address upkeep of properties with Medford Township enforcing violation of ordinances.
- Chris discussed an area on Woodthrush where there is a drainage problem with stagnant water collecting. He has contacted the township and the Burlington County mosquito control board regarding this issue but has not received a response.
- Pothole report- Chris has a list of 11 locations to be submitted to the township.

Membership

- 70 unpaid dues (35-40 standard number of nonmembers each year).
- Leslie will be giving a courtesy phone call to remind property owners that payment is due by the end of April. A letter with the late fee added is the next step.

Hospitality

- NTR

Property

- Earl has received two maintenance bids of \$11,475 from Garden Graphics, and \$10,500 from O'Brian (a smaller company with a team of 5 guys). Differing from last contract, Earl added the area at the top of the dam to be cut. Board agreed that it is necessary to mow and maintain small right of way areas on Woodthrush.
- Earl is waiting for First Class to take care of job of the overturned trees at the lake.
- Maintenance is needed of the split rail fence at the entrance of the lake where vertical posts are rotted. Plan is to replace rotted posts. Additionally, the fence near Larry Spellman's property needs new rails. Outstanding question- Is this fence TLA or Larry's property? Earl will discuss with Larry before arranging fence repair jobs to be completed.
- Earl will get estimates to brush cut the sides of the dam. At this time brush is low and Earl suggests one cutting a year in September will be sufficient. John Sweeney expressed that more frequent cutting may be needed. John discussed the necessity to remove stumps to preserve the integrity of the dam.
- Lauren would like to put a project list for clean up day on social media. Earl will compile this list.
- Damage needs to be repaired on the land between the tennis court and spillway where heavy machines of First Class Tree Service made large ruts. Dave Kosick is following up on this.

Tidbits

- Karin will arrange another subcommittee meeting to discuss electronic versus paper copy distribution of the Tidbits.

Social

- Committee would like permission to have an ice cream truck at the beach opening event. With safety concerns in mind, the board does not grant permission for any food/ ice cream trucks to park at the lake during beach events.

Water

- Dave Kosick resigned from chairperson for the committee.

- Sean Garman obtained a permit to addle geese eggs. Three geese (two males and one female) are long time lake residents that live on the island. Four volunteers (John Sweeney, Chris Brough, Kevin Sparkman, and Bill Moritz) will go out together. Needs to be done before May 1st.
- Earl brought up concern regarding a proposed \$15,000 cost to treat hydrilla weeds in Mallard Lake. He questions whether chemical treatment is the best way to move forward.
- Dave Kosick discussed a timeline to lower the lakes in September, keep them low over the winter, and raise them at the appropriate time in later winter/early spring as to not harm hibernating turtles. This may help to mitigate weed growth in the lake, and allow us to dredge sand from the lake to repair erosion at the beach.
- Bill Moritz brought up the possibility of hiring a lake maintenance company to manage our lakes.
- Lauren Kochan passed on to the water committee a 1990 Lake assessment report that can be used for comparison to a new report
- Note: for the 2017 budget, money will need to be allocated for a new sluice box in Kingfisher and \$20,000 for a lake assessment.
- Lauren raised concerns that there needs to be a plan for sand reclamation after major rainstorms in order to mitigate erosion.
- Laurel Oaks will deliver sand to offer a short-term solution of the erosion problem. In the future, the lake needs to be lowered and a permit obtained (at least 30 days ahead of time), in order for sand to be dredged from the lake.
- Karin reported that there is a large metal object in Kingfisher, off of the second fishing dock on the dam. Chris stated there is a bike in Heron Lake at the corner of Bracken and Tallwood.

Website

- Bill setup volunteer emails and conducted spam filter remediation.
- Bill is researching new ways to setup call to action pages with a detailed description of jobs and one click buttons for registering to volunteer.

Junior Board

- Two adult volunteers, Jenna and Lou Colon are willing to partner with Stacey Krastek to start up this group. They will be placing a posting in the May Tidbits for a start-up interest meeting the first week of June at the pavilion. Age group will be 12 and up.

Unfinished Business

- Leslie reports that the chain across the ball field is up.

New Business

- Lauren requests that all committees and liaisons come to the monthly meetings with updates.

General Adjournment

- Next Board meeting is scheduled for Monday, May 9th, 2016, at 7pm at the pavilion.

Notes:

2017 Budget items-

- Water committee
 - New sluice box in Kingfisher
 - \$20,000 lake assessment.
- Beach committee
 - New picnic tables at the pavilion