

INTERLAKEN HOMEOWNERS MEETING – MAY 26, 2018

PRESENT – Lynette Burns, President; Jerry Scarano, Vice President; Charles Capozzoli, Treasurer; Janet Beck, Paul Renaud and Judy Staubo, taking minutes

The meeting was called to order at 10:05 am

AGENDA

*REPORT FROM THE BOARD*

*1. Water Chestnuts and milfoil clean-up on Lake Lonely waterfront properties*

Burns - The Board received a letter from the Lake Lonely Improvement Association and Saratoga National with a request to leave a harvester at our beachfront for the purpose of harvesting weeds in the lake. The letter included a request to have a truck to carry harvested materials out from the lake front twice a day using the road way from our beach front. This removal of weeds would be conducted through the summer months. The Board does not have a problem with the harvester being parked near our beach area but the Board did have a problem with the use of the road. We explained that the hill was compromised and that not even our own truck uses this access. The Lake Lonely Association says it was “all or nothing.” The board voted unanimously this morning to deny permission to use the road but to allow the harvester to be parked on the right side of the lake in the inlet that also houses a tower.

*2. Capital Expenditures Proposed for 2018*

Burns - Each year the association reviews the available reserve funds and sets up a program of projects based on priority. In addition to funds available the Board will also use the \$62,500 which is from the assessment of \$500 per homeowner that was levied by the Board this spring. We were transferring \$2,100 a month to the reserve fund; we are now transferring \$6,000. We have created a Capital Expenditure list for this year. This has been done by the Board, our property manager, and the maintenance committee. The list is as follows:

- a. Finish the last driveway at 1 -3-5 Sultana which has not been done in 30 years. The driveway has to be pulled up and a dry well will be installed. The steps in this area will be removed. The work will start the first week in June. The cost of this project is \$32,500.
- b. Sewers – We would like to dedicate our sewers to Saratoga County. We have done all the work necessary to complete this process. In addition, the County has advised that we need to post a bond for \$48,000 for one year should problems arise. If there are no problems the funds will be returned to Interlaken at the end of the year. If there are problems, we will receive the remains of the funds after repairs have been made. Now it is necessary to get a vote by the homeowners to approve this dedication. If you have not gotten a ballot please let us know.

Beck – How many votes do we need?

Burns - 75 people are needed for a quorum to hold the vote, and 63 yes votes are necessary for the transfer of our sewers to the Saratoga County.

- c. Storm Drains – We are trying to repair and replace storm drains and failing dry wells. We have replaced several dry wells and drains. We will reevaluate our resources when the other projects

are done we will see how much money is left. Whatever funds are available will be used for additional storm drains and other priority items.

- d. Mold remediation – There is mold in one room in the Clubhouse. CT Male, the firm that did our capital projects assessment, estimated a cost of \$9,000. We have gotten an estimate from one other firm for remediation in the amount of \$18,000. Based on these two differing amounts for remediation, we are requesting additional testing and another bid from a vendor for remediation.

Steve Allen - 11 Sicada -What was the cause of the mold?

Burns - Part of the building does not have a foundation; rather it is built on dirt. Over time the moisture has found its way into the building.

Allen - Is there a suggestion for keeping this from happening again?

Capozzoli – There has been a suggestion and we are including this in the estimate.

Burns – Based on the CT Male Assessment Report, we have other issues that need to be addressed with regard to the Clubhouse, pool , pavilion, etc. These issues will not be addressed this year. After approval of the dedication of the Sewer System, Interlaken will be responsible only for storm drains and our roads, and the Interlaken lighting.

We are able to do the above list because of the existing Reserve Fund and the assessment. The Board will be working on the Documents over the summer, and we will be working to change the Board’s ability to address the issue of the amount that monthly dues can be increased.

### 3. Interlaken Issues

a. Boat registration – Burns – If you have a boat on the waterfront, you must register the boat. We have had people from outside of Interlaken who have tried to leave their boats on our property. If you have a boat and it is not registered it will be taken from the waterfront and will be brought up and stored until we find an owner. In the past unclaimed boats have been sold.

b. Clubhouse - Burns – We have a problem with people changing the thermostat in the clubhouse. Recently someone turned the thermostat so low that the air conditioning unit froze and there was a leak through the ceiling. We have a new thermostat which cannot be changed without a code.

c. Cable TV, - Burns, it appears that visitors to the club house have charged movies to the Interlaken account. We will discuss this issue with Spectrum.

d. Driving on Common Ground - Burns – There is a chain for a reason. It is there to keep trucks and cars from going down to the waterfront. Some people have gone around the chains. Sprinkler heads have been damaged by people driving around the fence, causing additional costs to the homeowners.

#### *4. Maintenance Report from Property Manager – Peter Riposa*

We are finishing up our spring projects which include finishing leaves and branches, mowing and fertilizing and the pool. We will start some seeding next week. Please fill out an orange card if you have a request. We will look at your property and make a decision.

We will start our tree trimming next week. We assume each week there will be four days of sun and one day of rain. Rain days will be spent taking care of orange cards or minimal repairs. We will be “white washing” to repair some problems. We will be spending a message regarding home inspections, and we will be setting priorities for walkways and driveways. We will start with the worst first. We will be concentrating on capital projects. Next year we hope to be able to concentrate on esthetics. The Board is tasked with the failing infrastructure. Because of the increase of \$3,900 a month to the Reserve Fund we have had to scale down the services including weeding gardens and mulching.

Pat Flynn – are we going to use “white wash” on the mail room? Riposa –When I use the term white wash it doesn't mean that this is what we will use. The paint color will be as close as possible to what's there now. We are aware of the problems but we will freshen up the building.

Flynn – There was no trimming the first week. The next week huge pieces of grass were left and some areas were too short. Riposa – We have some new people helping; we should get this straightened out this year.

Burns – If you have something that needs to be done, use an orange card or email Peter.

Peter – We have to read and try to understand the requests on the orange cards. We cannot fulfill all requests.

Peter – I have met with Buddy's Tree Service to put together a list of trees that need trimming and take down. Our trimming program gets done in the fall.

#### *5. Committee Reports*

##### *Rental Committee*

Dorothy DeCarlo – Rentals must be for at least a week. No businesses can rent. Please leave a copy of the rules and regulations for the tenants. Tenants are responsible for following the Interlaken Rules and Regulations. No one is allowed to park on the street overnight.

Burns – The minimum rental is for one week. The homeowner and the renters must all sign the rental agreements indicating that they have been made aware of the governing documents of Interlaken with regard to renting. We have sent letters to all homeowners outlining the fines if

rental agreements are not filed with the Board. Fines are \$500 for first day and \$100 for each day thereafter if the rental agreement is not signed and if the agreement violates the Covenants and Restrictions or Rules and Regulations. The Covenants, By-Laws and Rules and Regulation all state that you cannot rent to anyone other than a private single family and the unit may not be rented, used, or occupied, for other than private single family purposes.

We also have had troubles when renters let their animals run free. There is a problem with feces getting in the Interlaken equipment and this has become as a “quality of life” issue. A pet which is not tethered is also in violation of Saratoga City ordinances as well as an Interlaken rule. The dog warden will be called and a fine can be initiated.

ASC

Jerry Scarano - We meet the second Tuesday of each month. Applications are dealt with quickly.

Burns – Anytime you want to do make changes or repairs to your home's exterior or landscaping you must fill out an application to the ASC. We must make sure the plans presented do not create problems with maintenance, runoff or affect the quality of life for your neighbor and that the plan agrees with the documents of Interlaken.

Social welcoming committee

Carol Kreuter – There will not be a Memorial Day event, but if you do want to do something, make sure the facilities are available. There is a calendar in the mail room and an application. You can also apply on line, but if you do please remember that you have to send a check with your application.

We are making visits to newcomers. Because we don't have phone numbers, it is sometimes difficult to get in touch with newcomers. We have created a basket with information, maps, and the documents along with some goodies We are trying to collect information on the newcomers for the Board computer to be put in the address book later. Please let us know if there is someone who needs a visit.

There is an Interlaken book club that meets the last Monday of each month. There is an informal game night on Thursday night. Maj-Jong meets Wednesday mornings in the Clubhouse. Water aerobics will start soon. Pat Flynn and Mary will coordinate. Pickle ball is also played on Friday and Saturday morning at 9. Newcomers are welcome.

Nominating Committee

Jenny Scarano – Because there will be two votes on the ballot: one for election of Board members and one for approval of transferring ownership of our sewers to Saratoga County, I need six volunteers to help count ballots.

Burns – Please let us know if you have not received a voting package. A number have been returned to us and we are trying to find addresses for these.

Scarano – Can we do robo-calls to get out the vote?

Burns – The new management company does not provide that service, but we can email. Our attorney has advised that homeowner volunteers can contact other homeowners one month before the vote for the purpose of encouraging a positive vote.

Kate – Asked a question about the Proxy in which Jenny addressed her question

Pool

Ned Van Heuval - There is a list in the mail room for people to sign up for pool duty. Ten out of 15 weeks have already been signed for. Ned would appreciate having someone to provide backup and assistance.

#### *6. Annual Meeting and Presentations by Candidates for the Board*

Burns – The annual meeting will be held on June 23. We will elect Board members at that time. I have asked those who are running to make brief statements.

CHARLES CAPOZZOLI

My wife Kate and I live on 4 Sultana and have lived here for 8 years. I am fully employed and working in Manhattan. I have worked for same company for 37 years and a couple of years to come. My firm is a commercial insurance company relating to transportation related risks. I ran for the Board two years ago because I thought some things needed attention. Some things were not being taken care of which the CT Male report addressed. I wanted to bring things up to standards. There have been challenges and we obviously need some more money. We have cut costs and the special assessment will help. Moving money into the reserve fund from the operating funds are all savings that we have made someplace else. I'd like to continue doing it and I would like your vote.

PAUL RENAUD

My wife Rosemary and I have lived here since 2013. Two years ago I wanted to run, but the date went by and I advised the board that I would like to serve and when a vacancy occurred, I was appointed. I think it is important that the homeowners have the opportunity to vote for me. We would like to continue and maintain the things that Interlaken offers. We have some clear infrastructure issues and we have to balance the need to take care of the issues with the funds available. I have served on other boards, and I am still working at Globalfoundaries in Malta. I am educated as an engineer. I would like to continue serving and your support is welcome.

BRIAN WARD

If I am elected I promise no holiday weekend meetings. My wife Kelly and I live at 3 Sicada, and we have been here for 3 years. We would like to be more involved in the community. I have an investment in the community, and I want my investment to grow. I have experience. I was president of my children's school board.

Comments from the floor

Sumeet Gupta – 41 Sarazen – I'm new and I have been to a few meetings, and I really appreciate the professionalism the board has shown.

The meeting was adjourned at 11:15 A.M.