

MINUTES  
ANNUAL MEETING  
WILDWOOD SHORES PROPERTY OWNERS ASSN  
LAKE HOPATCONG, N.J.

Stated Annual Meeting of the Wildwood Shores Property Owners Association, Lake Hopatcong, N.J., was held in the clubhouse, starting at 2:00 P.M., Saturday, May 7, 1949. Mr. George Keiser, President, acted as chairman.

By Motion duly made and seconded respectively by Mr. Ray Johnson and Richard W. Dinzi, which was unanimously carried, reading of the minutes of the preceding meeting was dispensed with.

Mr. H. J. Heidorn offered to act as secretary pro tem, and made a motion, seconded by Mr. Johnson, and unanimously carried, that the clubhouse as in past years be rented by the Association at the stipulated rate of \$300 per annum, but that because of the Association's continuing meager finances, a token payment of \$100 be remitted to the Land Company with a letter to Mr. H. P. Cutler setting forth the Association's position.

By Motion of Mr. R. Johnson, seconded by Mr. R. Wilkinson, and duly carried, the Secretary was requested to draft a circular for distribution among all of the property owners, which will embrace several reasons for complaints on the part of some members, as follows:

1. Increased number of dog owners among the membership, many of whom permit their pets to roam the area unleashed, which is being found annoying and dangerous in some respects; also because of the advent of hot weather with the ever existent possibility of a dog running amuck and perhaps biting a child or adult, the Association intends immediately without discrimination to invoke a covenant in its Agreement with property owners that dogs must be kept on a leash when they are at any time outside of the owner's cottage.
2. Automobiles should be driven at a maximum speed of fifteen (15) miles per hour within the confines of Wildwood Shores. Increased membership increases the possibility of children or adults being run down, and the roads of the Development will be maintainable at less expense if members and their friends or others will hold down their automobile speed.
3. Garbage left by some property owners in cardboard cartons, newspapers and other make-shift arrangements, frequently is scattered by rain and wind to make sections most unsightly, and, therefore, property owners are requested to place their garbage only in metal containers appropriately covered, so that animals will be unable to get at it and no eye-sores will continue to appear in our landscape as has been evidenced of late on occasion.

Mr. Lowery made a report on the status of his committee's activities relative to beaches and docks. He raised question as to the deposit of fill in back of the concrete wall erected by Pete DeMeo adjacent to the DiCosmo tract. The chairman promised it would be taken care of as soon as the Association's finances permitted, which would be within a few weeks.



Mr. Swenson, Treasurer, rendered an oral report of the Association's financial condition, advising that \$400 had been received voluntarily from the membership following the President's appeal last fall; also \$1100 in dues had been collected this spring following the appeal for earlier remittances from the membership, exclusive of the \$168.00 federal tax. He listed the numerous bills which he has paid covering paint, lumber and nails; road repairs, stationery and stamps; two years' past token rent payments on the clubhouse-- all of which left a balance approximating \$300 to take care of last winter's comparatively minor snow-plowing bill, and reflects a solvent condition for the Association at this time at any rate.

On Motion made and seconded respectively by Messrs. Johnson and Heidorn, the Treasurer was requested to write a letter of a dunning nature, fairly strong in language, to our dues-paying delinquents, stressing the lien possibility under a covenant in their Agreement. Mr. Swenson was also requested to prepare a list for the fall meeting of the Association, naming all of the then delinquents and the amount of dues in arrears.

Mr. Keiser talked relative to the Association now owning the roads in Wildwood Shores, and Mr. Lewis was informed that the road in front of his cottage as far as concerns its completion, is the responsibility of the Land Company. Mr. Cutler gave him an assurance that this will be corrected shortly.

Unfavorable comment was passed generally regarding the increased tax rate of the Borough of Hopatcong, which had not been anticipated because of last year's belief that the preceding increase would not be repeated. Mr. Keiser assured the membership that the board of governors of the Association would discuss carefully and endeavor to take some steps which may place the Wildwood Shores Development in a better light with the natives and the Boro authorities. Apparently our section is being assessed higher than anywhere else in the Boro, which is naturally all the more offensive because about the only service the Wildwood Shores owners receive from the Boro regularly is the garbage disposal.

Mr. Cutler advised that the 25' waterfront strip adjoining Mr. DiCosmo's lots would soon be the property of the Association, as the Deed is already drawn and awaiting recording.

Mr. Cutler also talked about a fire line near the Pickel cottage; that a new valve had been set on the 30,000 gallon new water storage tank, and that Wildwood Shores may be put into a "protected zone" category if this water supply can be made available in case of fire. The Boro Fire Department, however, wants a 4" main run to the road. Mr. Cutler thought the Association should pay half the cost of this line. The total cost would be about \$200 and on Motion made by Mr. Swenson, seconded by Mr. Wilkinson, and carried, it was agreed to contribute \$100.00 toward the cost of this water line and necessary shut-off valve.



Minutes concluded.

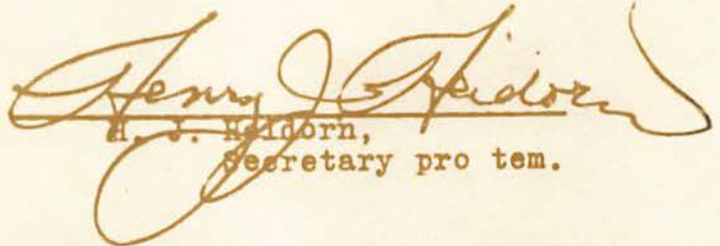
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Wildwood Shores.

Comment was passed regarding some evident inequities in dues assessments on the part of several property owners. Mr. Cutler made the suggestion that a committee be organized to look into the problem with the end in view perhaps of inaugurating a new dues arrangement in the course of time, similar to other communities, where they have a set rate per square foot of property for maintenance in addition to a basic charge. Mr. Keiser stated this would be discussed at the next meeting of the board of governors.

The chairman indicated that in accordance with the by-laws of the Association, a Nominating Committee for next year's officers would be appointed. Mr. Johnson will be chairman of this committee, and Mr. Keiser will appoint one other in addition to Mr. Richard W. Dinzl.

Mr. Heidorn made the Motion, seconded by Mr. Dinzl, and carried, that because of unfinished business the meeting be adjourned until later this summer when, at the request of the President it may be reconvened.

  
H. J. Heidorn,  
Secretary pro tem.

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Geo. Keiser, Pres.