

BOARD OF GOVERNORS MEETING - Friday, January 21, 1977

The meeting was called to order at 8:53 p.m. by Pete Ruprecht
Members present: Emery Hines, George Malanga, Mal Malanga, Hank Schefer, Eleanor Morstatt, Mes Gulamerian, Pete Ruprecht, Jim Brown and Rose Honchar.

Members Absent: Stan Bentzen, Al Wakefoose, and Bob Viola.

Mal Malanga welcomed Rose Honchar and made a motion that the board appoint her to fill the current vacancy. Mes Gulamerian seconded the motion; all said aye.

Minutes of the previous meeting were read and approved with one correction, on a motion by Emery Hines; seconded by Mal Malanga.

Financial: Emery Hines reported a current bank balance of \$2,974.08 (two thousand nine hundred seventy-four and 08/100 dollars). Coming due is our regular loan payment and taxes. There is sufficient money in the bank to cover our expenses.

Voorst property still not sold. Emery has received a notice of a tax title lein on that property. Mes will go to Borough Hall to check what the tax title lien means and how much time we have to pay the back taxes.

Bond premium covering secretary/treasurer is \$46.00 (forty-six dollars) annually. It covers person who is sec./treas. during that period.

Mes requested that the name of the party who loaned the Association \$15,000.00 (fifteen thousand dollars) be revealed to the Board of Governors. It was the concensus of the Board that the name not be announced because in accordance with the contract, the full amount of the loan would then become due. -CORRECTION (Mes G. 4-77) Discussion BE shelved until next meeting)

Eleanor Morstatt made a motion that copies of the minutes of monthly Board Meetings be sent to all board members; Mal Malanga seconded; all said aye.

Property Inspection: The Bambers have made some attempt to improve their properties appearance; ie. they mowed the lawn. However, the Daniels have not made any attempt. Pete Ruprecht suggested that the Board of Gov. send a letter to the bank holding the mortgage on that property. Mez Gulamerian will contact Adrienne Ruprecht in reference to the letter to the bank and perhaps some appeal to the Board of Health in connection with the Daniels property.

Docks & Beaches: Sand Harbor fire lane must be paved as soon as weather allows. We cannot hold contractor liable for the damage and cost of repairs. Even with cost of repairs, the original job on the dock was awarded to such a low bid, that it is still the lowest of those received when fire lane repair cost is added to it.

Mes Gulamerian stated that Mr. Sebastyn and Mr. Beyerle are still interested in purchasing the beach property known as Bonaparte Point Beach. Rose Honchar advised the board that the going price of lake-front is \$250.00* (two hundred fifty dollars). The board agreed that any parties interested in buying property must be members in good standing. *per foot-

The meeting was called to order at 8:30 p.m. by Kate Hunsch. Members present: Mary Hines, George Williams, Hal Williams, Kate Hunsch, Jim Brown and Ross Hunsch. Members absent: Stan Hansen, Al Wacker, and Bob Viola.

Hal Williams welcomed Ross Hunsch and made a motion that the board appoint her to fill the current vacancy. Mac Williams seconded the motion; all said aye.

Minutes of the previous meeting were read and approved with one correction, on a motion by Mary Hines; seconded by Hal Williams.

Financial: Mary Hines reported a current bank balance of \$8,074.36 (two thousand nine hundred seventy-four and 36/100 dollars). During the year our regular loan payment and taxes. There is sufficient money in the bank to cover our expenses.

Yonah property still not sold. Mary has received a notice of a tax title lien on that property. She will go to Borough Hall to check what the tax title lien means and how much she has to pay the back taxes.

Long running covering secretary/treasurer is \$10.00 (forty-six dollars) annually. It covers person who is sec./treas. during that period.

Mac suggested that the name of the party who loaned the Association \$15,000.00 (fifteen thousand dollars) be revealed to the board of Governors. It was the consensus of the board that the name not be announced because in accordance with the contract, the full amount of the loan would then become due.

Mac Hunsch made a motion that copies of the minutes of monthly board meetings be sent to all board members; Hal Williams seconded; all said aye.

Property Inspection: The Landers have made some attempt to improve their properties appearance; i.e. they mowed the lawn. However, the Landers have not made any attempt. Kate Hunsch suggested that the board of Gov. send a letter to the bank holding the mortgage on that property. Mac Williams will contact Adrienne Hunsch in reference to the letter to the bank and perhaps some appeal to the board of Health in connection with the Landers property.

Books & Records: Sam Harper five lane must be paved as soon as weather allows. We cannot hold contractor liable for the damage and cost of repairs. Even with cost of repairs, the original job on the dock was awarded to such a low bid, that it is still the lowest of those received when five lane repair cost is added to it.

Mac Williams stated that Mr. Sebastian and Mr. Boyer are still interested in purchasing the beach property known as Bayside Point Beach. Ross Hunsch advised the board that the going price of the front is \$250,000 (two hundred fifty dollars). The board agreed that any parties interested in buying property must be members in good standing.

Roads: This winter, two community roads have been plowed by the Association. Pete Ruprecht called Ken Morrison in reference to plowing - prices and services. Ken does not plow a snow fall under three inches; we would be the last on his list as he has other commitments before us; he does not have the equipment to spread sand. Hank Hummel is expensive, however, he does get to us early and has the equipment to sand. The board agreed that Pete Ruprecht should contact Hank and tell him to discontinue sanding Woodland Ave.; he should continue sanding the other community road, however, only once a day unless otherwise instructed.

New Business: Mes Gulamerian asked if any bonds are being paid. Mr. Donaldson is next on the list and he contacted Emery Hines by phone. At that time there was no money available for bond payment. Emery feels that we should have enough money now and will review the situation.

It had been decided by the board that boat mooring fees be raised ~~from~~ \$20.00 (twenty dollars), from \$60.00 (sixty dollars) to \$80.00 (eighty dollars). This action had been taken at a previous board meeting and was mentioned as a review of that decision.

Pete Ruprecht reminded the board that they had no vice-president. He asked if any member wished to volunteer for the job. Mal Malanga volunteered to fill the position and is now Vice-president of W.S.P.O.A.

Pete Ruprecht announced the committee assignments as follows:

Membership - Hank Schefer

Docks & Beaches - Jim Brown & Al Wakefoose

Moorings - Al Wakefoose

Roads - Mal Malanga

Clubhouse - Bob Viola & Rose Honchar

Entertainment - George Malanga

Badges - Eleanor Morstatt / Ways & Means - Eleanor Morstatt

Legal - Mez Gulamerian / Property Inspection - Mez Gulamerian

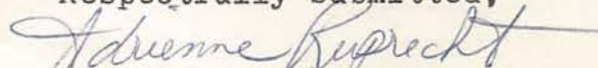
Construction - Stan Bentzen

Audit / Nominating / Childrens - Special

It was discussed whether we should or can turn off water on members who owe back dues. Also, if a member is delinquent in both water and dues and pays only his water bill, can we still withhold water service until he brings his dues up to date. Mes Gulamerian will check into both aspects of this matter.

There being no further new business, the meeting was adjourned at 10:55 p.m. on a motion by Mal Malanga; seconded by Rose Honchar.

Respectfully submitted,


Adrienne Ruprecht, Rec. Sec.

Board: This winter, two community roads have been closed by the Association. The Association called and certain in reference to flowers - prices and services. How does not show a snow fall under three inches; we would be the last on his list as he has other commitments before us; he does not have the equipment to spread snow. Mark Hummel is expensive, however, he does not to us early and has the equipment to spread. The board agreed that the Association should contact Mark and tell him to discontinue spreading. However, live; he should continue spreading the other community road, however, only once a day unless otherwise instructed.

New business: Mrs. Gulamarian asked if any roads are being said. Mr. Hummel is next on the list and he contacted Jerry Hines by phone. At that time there was no money available for bond payment. Every feels that we should have enough money now and will review the situation.

It had been decided by the board that bond accounting fees be raised from \$20.00 (twenty dollars) to \$40.00 (forty dollars) to \$60.00 (sixty dollars). This action had been taken at a previous board meeting and was mentioned as a review of that decision.

Mr. Hummel mentioned the board that they had no vice-president. He asked if any member wished to volunteer for the job. Mr. Hummel volunteered to fill the position and is now Vice-President of W.B.C.A.

Mr. Hummel announced the committee assignments as follows:

- Leadership - Hank Bohrer
- Books & Records - Jim Brown & Al Kakefoss
- Decorations - Al Kakefoss
- Roads - Al Kakefoss
- Clubhouse - Bob Viola & Rose Bohrer
- Entertainment - George Kakefoss
- Address - Eleanor Kakefoss / Kay & Mary - Eleanor Kakefoss
- Legal - Mrs. Gulamarian / Property Inspection - Mrs. Gulamarian
- Construction - Star Pentzer
- Audit / Administration / Children - Special

It was discussed whether we should or can turn off water on members who owe back dues. Also, if a member is delinquent in both water and dues and pays only his water bill, can we still withhold water service until he brings his dues up to date. Mrs. Gulamarian will check into both aspects of this matter.

There being no further new business, the meeting was adjourned at 10:55 p.m. on a motion by Al Kakefoss; seconded by Rose Bohrer.

Respectfully submitted,

W.B.C.A. President, Rec. Sec.

Projected expenses
for 76 to 77 Fiscal year

total
lots

chronically
Delinquent Base

Postak Supp.	200 -	156	lots paying \$60	14	132
N.J.P. & L. Co.	390 -	24	lots paying \$20	7	19
Sec. Fee	360 -				
R.E. Taxes	3889 -				
Fire Insur.	173 -				
Liability Insur.	967 -				
Mar. Cty. Hg. Insur.	215 -				
Loan	378036				
Snow Plow	240 -				
STD. Printing	112 -				
Petty Cash	250 -				
	1057636 *				

* Expenses are based on "MUST PAY" bills, No repair work, legal fees, promissory note payments etc. are included.

Promissory Notes 1527619

Projected Income

Present Rate

Proposed Rate

DUES	132 X 60 = 7920.00	75 = 9900.00	70 = 9240
	17 X 20 = 340.00	25 = 425.00	
MOORINGS	22 X 60 = 1320.00	80 = 1760.00	75 = 1650
Badges	395.00	395.00	
STORAGE	H X 40 = 160.00	160.00	
LINES AVE.	120.00	120.00	
	10255.00	12760.00	11990

(+) or (-) based on "must pay" expenses

- 321.36

+ 2183.64

+ 1413.64

