



# **Paupackan Lake Association, Inc.**

**General Membership Meeting  
August 24, 2024**

# Agenda

- Pledge of Allegiance
- Assigning of counters
- Introductions/Roll Call
- 2023 GMM Minutes- Vote
- Committee Reports
- Election Results
- Financial Report
- Budget Review and Vote
- Question and Answer session
- Adjournment

# Board Members

<b>Board Position</b>	<b>Name</b>	<b>Term Expires (December)</b>
President	Chuck Marsh	2024
Vice President	Rita Tomlinson	2024
Secretary	Bill Fisher	2025
Treasurer	Carol Carroll	2024
Member at Large	Mike Mundy	2024
Member at Large	Leo O'Reilly	2025
Member at Large	OPEN	2025

# Committee Chair

<b>Committee</b>	<b>Committee Chair</b>
Bylaws	Steve Prall
Community Connection	Don Hansen
Elections	Sandy Schoenholtz
Lake	Dan Fox
Property	OPEN
Roads	OPEN
Rules and Regulations	Bill Fisher

The term of a committee is one year. Officers of the committee have a term of one year

# PLA Staffing

Office – 32 hours T, W, F and Sat – Lisa Bornemann

Public Safety – 40 hours – varies – Kevin Lebrecht, Jr. / Harry Jos

Beach – 1-2 hours per day through Memorial through Labor Day – Louie Fuggetta

Emergencies – Call 911

Water, electric, phone, cable – call the utility

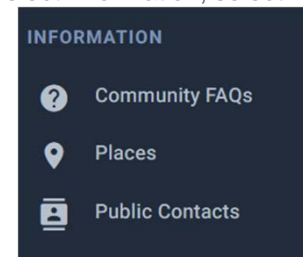
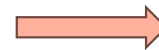
Oil spill – PADEP

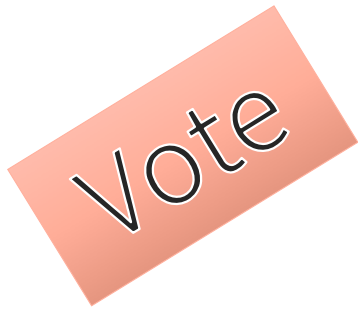
Wildlife – PAFBC or PAFGC

Tree Down – Call the office or Public Safety

These numbers may be found on FrontSteps:

Logon, select Information, select Public Contacts





# 2023 General Membership Meeting Minutes

Are there any questions or updates?

The Paupackan Lake Association (PLA) Board reviewed and approved the minutes in 2023.

Now time for the PLA General Membership to review and approve.

Revisions/Corrections?

Vote to Approve

# From the 2023 General Membership Meeting

Follow-up

During the 2023 General Membership Meeting there was a discussion regarding the “Salt Shed”.

A motion was made to replace the Salt Shed. After a discussion, the motion was tabled.

In October 2023, the salt shed was repaired at a cost of \$9,800. The life expectancy of the Salt Shed was extended. Additional funding is not requested in 2024.

# Committee Reports

Purpose

Members

Actions completed and proposed through year end



Photo courtesy of Carol Van Orden



# Bylaws Committee

Presented by: Rick Lawn

## **Purpose:**

- Review, on an on-going basis, the Bylaws of PLA and recommend changes to the Board of Directors..

## **Members**

- Carol Carroll, Rick Lawn, Clive Pearce, Steve Prall (chair)

## **Actions**

- Updated the Bylaws and requesting the PLA Community to approve the revisions.

Vote

# Bylaws Committee

Presented by: Rick Lawn

Review proposed Bylaw revision:

# Rules and Regulations Committee

Presented by: Bill Fisher

## **Purpose:**

- Review and update the Rules & Regulations as needed with changes to the community

## **Members:**

- Caitlin Cowger, Bill Fisher, Lucas Green, Rolland Grote and Clive Pearce

## **Actions:**

- Review the existing Rules & Regulations document and associated fines.

# Community Connection

Presented by: Don Hansen / Chuck  
Marsh

## **Purpose:**

- Bring the members of the community together through social interaction.

## **Members**

- Don Hansen (Director of Fun), Gina Bray, Caitlin Cowger, Linda Egil, John Gulbrandsen, Alison Paolini

## **Facilitators**

- It takes many individuals to create a Community

# Community Connection

Presented by: Don Hansen / Chuck  
Marsh

## Past Year:

- Music at the Lake, Open Community Room, Easter Egg hunt, Memorial Day, Independence Day, Chili Cook Off

## Coming up:

- Labor Day luau, Oktoberfest, Trunk or treat, Halloween Costume Party, Christmas tree Lighting and Christmas Caroling

# Community Planning Committee

Presented by: Sandy Schoenholtz

## **Purpose:**

- Annually update a long-term Master Plan for Capital Improvements that will increase property values, provide recreational amenities for the residents, and improve the overall quality of life for residents.

## **Members**

- Rolland Grote, Ellen Kaulfers, Rick Lawn, Barbara Novak, Steve Prall (chair) and Sandy Schoenholtz

## **Actions**

- Master plan was updated
- Survey completed
- Compiling Survey results. It appears the short and long term goals have been addressed.
- Considering options to limit building and preserve open space.
- Preparing a survey for the Winter Newsletter.

# Lake Committee

Presented by: Dan Fox

## **Purpose:**

- The goal of the lake committee is to research and help create a plan to manage the health of Paupackan Lake. We intend to find the right balance between chemical and natural means to reduce filamentous algae, manage invasive weeds, create a safe place for swimming and boating, while creating a healthy fishery and environment for all wildlife.

## **Members**

- Dave Biehl, Tom Conroy, Danny Fox (chair), Rolland Grote, John Novak, Phil Paterson, Steve Prall

# Lake Committee

Presented by: Dan Fox  
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If you have any questions, ideas, or would like to help please email me at [Pla-lake-chair@echoes.net](mailto:Pla-lake-chair@echoes.net) or contact Lisa in the office and she forward the suggestion to the Lake Committee.

## Actions

- Working with the Lake Management Company, who is monitoring lake water quality.
- Working in teams to research other ways to augment lake quality through:
  - Chemical
  - Mechanical - weed harvesters( either we buy or rent),
  - Aeration to help remediate algae
  - Dredging to remove muck.  
(Lake Committee considers the pro/cons, costs, and other lakes that implemented any of these modes of lake cleanliness)
- Look for ways to help residents be aware of septic problems and preventative measures
- Control of goose poop through our addling program
- Stocking of fish
- Improvement of lake access at the beach and boat basins
- Lake cleanup days.



# Grievance Committee

Presented by: Chuck Marsh

## **Purpose:**

- Provide a process for the PLA Board of Directors to hear complaints or issues by aggrieved members in good standing.

## **Members:**

- Chuck Marsh (non-voting member), Mike Mundy (Joined before he was on the board), Clive Pearce, Steve Prall, Rita Tomlinson
- Planned to be: 2 PLA Board members and 3 Community members

## **Actions:**

- Confidential

# Road Committee

Presented by: Ann Ellison

## **Purpose:**

- Monitor roads and schedule repair and maintenance

## **Members:**

- OPEN

## **Actions**

- Completed:
  - Culverts on:
    - East Shore (2)
    - Stewart and Windsor (1)
    - Fawn and Upper Playground (1)
- Planned for 2024
  - Parking lot by the office
  - Pothole remediation



Photo courtesy of Carol Van Orden

# Election Committee

# Election Committee

Presented by: Sandy Schoenholtz

## **Purpose:**

- Manage the annual election process in accordance with the bylaws for the 3 to 4 members to the PLA Board of Directors (4 this year).
- We implement the election process by posting resume requests for Board positions on:
  - PLA Front Steps
  - Our Community bulletin boards
  - Facebook Paupackan neighbors.

## **Members:**

- Donna Fox, Angelika Johnson, Barbara Novak, Clive Pearce, Sandy Schoenholtz (Chair)

# Election Committee Results (2025 – 2026)

Presented by: Sandy Schoenholtz

Election Results for 2025-26 Term

Candidate Votes

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**Results will be  
released at the 2024  
PLA General  
Membership Meeting**



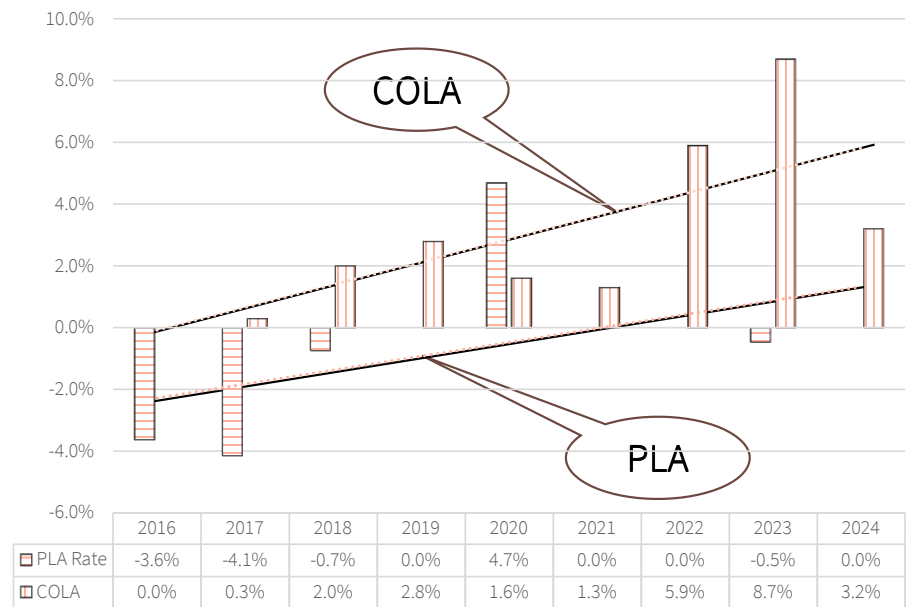
Photo courtesy of Carol Van Orden

# Financial Review

# Percent change in dues compared to the Consumer Price Index

Presented by: Carol Carroll

Comparing the annual Consumer price Index with the annual PLA Dues Change

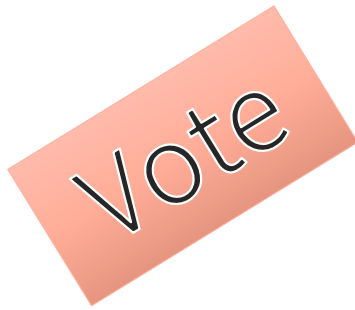


# PLA Budget Comparison

Presented by: Carol Carroll

	2025 Proposed Budget	2024 Approved Budget		2025 Proposed Budget	2024 Approved Budget		2025 Proposed Budget	2024 Approved Budget
<b>INCOME</b>								
2024 (current year's dues)	511,000	511,000	<b>General Maintenance</b>			<b>CULVERTS / DRAINS</b>	30,000	30,000
Bank interest	12,000	9,000	Tree Removal	5,000	5,000	<b>TOTAL Culverts / Drains</b>	30,000	30,000
Capital Improvement Fees	15,000	15,000	Lawn Service	6,750	5,000			
Fines and other revenue	5,000	5,000	Misc.	10,000	30,800	<b>LAKE</b>		
Past due	25,000	25,000	<b>TOTAL Gen. Main</b>	21,750	40,800	Beach	5,000	3,600
Resale Certificate	2,500	2,500				Boat Basin	1,000	3,500
Services	0	2,000	<b>Utilities</b>			Dam Inspection/Mail	1,800	1,973
Unapplied Cash	1,000	1,000	Electric	5,000	7,650	Fish	3,000	3,000
<b>TOTAL INCOME</b>	571,500	570,500	Tele/Cable	1,700	2,200	Water Testing	9,000	4,100
			Water	400	358	Weed Control	60,000	35,000
<b>EXPENSES</b>			<b>Total Utilities</b>	7,100	10,208	Reserve	15,302	0
<b>Administrative Expenses</b>						<b>TOTAL LAKE</b>	95,102	51,173
Buttons and Stickers	700	2,700	<b>Legal</b>					
Security related	1,500	2,700	Attorney	7,500	10,000	<b>Community Connection</b>		
						*Fireworks no longer included here	1,500	5,500
Computers	3,000	1,700	Filing Fees	1,650	1,650			
Trash	1,900	1,800	Audit	0	5,000	<b>PAYROLL / SERVICES</b>		
Newsletter	900	900	Insurance	33,000	30,000	Accountant/Bookkeeper	7,000	5,000
Office Supplies	1,000	2,200	<b>TOTAL LEGAL</b>	42,150	46,650			
						Office wages	41,100	39,894
Picnic/Recreation (Fireworks/Food/Porta Potty's)	11,000	10,500	<b>ROADS</b>			Office Cleaner	3,200	3,000
Postage	4,000	2,000	Non-Snow Maintenance	125,000	122,500	Security	50,000	46,200
Misc.	250	250	Supplies	2,500	2,500	Beach Cleaner	3,800	3,000
<b>TOTAL EXPENSES</b>	24,250	24,750	Snow Removal	45,000	48,500	Payroll Fees	1,048	848
<b>LOAN (Interest and Principle)</b>			Salr/Antiskid	10,000	18,000	Payroll Taxes	11,000	10,600
Interest on principle (Dam)	50,000	50,100	<b>TOTAL ROADS</b>	182,500	191,500	<b>TOTAL Payroll / Services</b>	117,148	108,542
<b>TOTAL LOAN</b>	50,000	50,100				<b>TOTAL EXPENSES</b>	571,500	570,500





# PLA Proposed 2025 Budget

Presented by: Carol Carroll

Questions and Concerns?

Vote to approve

# Paupackan Lake Association

- Question and Answer Session
- You have a 2-minute time limit
- Come to the Microphone
- Sign the log
- State your Name, Address and question



Photo courtesy of Carol Van Orden