

A meeting of the Hemlock Lake Homeowners Association was called to order by Mark Ackerman at 10:05 in the Emil Zullo Hall and on Zoom.

Danielle Arcuri took roll and there were 23 members present/online which constituted a quorum.

Vice President Mark Ackerman requested that we all stand for the pledge of allegiance to start the meeting. All stood for the pledge.

Meeting minutes from May 24, 2025, were provided prior to the meeting for review, there were no updates to the minutes. Matt Bruns motioned to accept the meeting minutes as provided and Claire Bonafede seconded the motion, all were in favor, meeting minutes were accepted as provided.

Danielle Arcuri read the financial report.

Checking \$21,927.94

There are six checks outstanding for \$809 which have already been deducted from this balance.

Savings \$36,629.18

EAP Savings \$5,017.66

Special assessments status \$6,975 has been collected so far.

Dues update - 60 properties have paid and 22 remain, the last day to pay without penalty is our September 1 meeting or make payment arrangements prior to this date.

Trish Primus motioned to accept the financial report as read and Vinny Bonafede seconded the motion, all were in favor.

#### **Old business:**

- Paver will get to us to re-grade the back hill. No estimate as to when that will be done.
- The lake retaining wall was finished by Jim Warner and Louie Colixto, thank you for completing that project.

- The past due dues we will not be placing a judgment on their properties as the cost to do this would not be covered by the dues that are owed. We are aware that one of those properties is up for sale and we will be able to recover the past due balance at the sale of the property.
- Mark Ackerman is still working on the potholes. They are still in the process of being filled, most are done, we need to get more material to complete the rest of them.
- Aerators- there was a service call completed on them, and they seem to be working a bit better.
- Dredger - has not been purchased yet, we are still getting responses to the questions that were brought up last meeting. We are also going to purchase two bags for collecting material near the beach.
- We will be requesting volunteers to complete waivers when they are working on projects around the community.
- Docks on the dam it has been decided that when the homeowners that own a dock sell their property in the community their dock will need to be removed from the water, and no new one will be permitted in its place.
- Large trucks continue to drive over the bridge on the back road where they are not permitted. We are in the process of looking into creating a large truck barrier over the bridge behind the pavilion. We have also received an estimate to repair this bridge of \$25,000. We are hoping that with the large trucks not driving over them the bridge will have a longer lifespan.
- The drainage pipe by the beach has partially collapsed. Louie has volunteered to assist with his tractor to replace the pipe.
- E-coli test for the lake was 7.3ppm which is fantastic.
- We also would like to thank Jim Warner for volunteering his time to get so many projects completed around the community this year so far.
- Dianne Hamilton stated that he also built new steps over on the dam to make it easier to access the docks that are there.
- EAP all good.
- AED - the old one has died, since we cannot replace that battery, a new one was ordered that has replaceable batteries which will be more cost efficient.

- A rack was purchased for the new pavilion chairs. It makes setting up and cleaning up of them so much easier.
- **This year is an election year** if you would like to run for a position on the board, please let someone on the election committee know: Lois, Cassie Hogrelius or Ruth Bruns or a member of the board of directors **no later than July 31**.
- Tonight is the covered dish at 5:00pm followed by BINGO at 7:30pm.
- There will not be fireworks tonight as they were all shot off last night.

Mark Ackerman asked if anyone had any **new business**. He requested that if you do, please stand at the front of the group so all can hear what is said.

- Paula stated that the lake had been treated recently. In prior meetings she had requested that if it was treated that a flag be hung and a notification sent out to the group-me and Facebook that this had been done. This did not happen with the last treatment. She would like us to make sure that the notification will go out and the flag will be hung for any future treatments of the lake. That has been noted and that will be the new procedure going forward.
- She also suggested that we get an AED insulated cabinet to store it in, so the battery does not go bad due to the cold.
- Claire Bonafede – had some questions regarding the welcome committee.
  - When a property changes hands, do they receive a copy of the rules and regs as well as the bylaws? Yes. Danielle Arcuri creates a package referred to as a resale certificate. This must be shown to the potential new buyer prior to closing.
  - What do you want the welcoming committee to do?
    - Make sure they understand the depth of the water and that there is no lifeguard on duty. Respect the water.
    - See if they have any questions regarding the rules and regulations. Confirm that they have phone numbers of other homeowners if they need them.
  - Claire also asked for a list of new homeowners from the last 6 months.

- Dianne Lechlitner suggested that we get a Spanish version of the rules and regulations.
- Trish Primus mentioned that we should let them know about the community gatherings at the Pavillon and beach area, to come meet their neighbors.
- Dianne Hamilton suggested that the Welcoming Committee take the new owners around the community, what are the boundaries, etc. Show them how deep the lake is at the dam.
- She would like to go back to the circular seating arrangements for meetings.

Paula motioned to adjourn the meeting and Matt Bruns seconded the motion. All were in favor. The meeting ended at 10:30 a.m.

Respectfully submitted,

Mark Ackerman

Vice-President