



HEMLOCK LAKE PROPERTY OWNER'S ASSOCIATION  
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## **HLPOA General Membership Meeting August 30, 2025**

A meeting of the Hemlock Lake Property Owners Association was called to order on August 30, 2025, at 10:03 AM by Joanna Valentine. The meeting was held at the Pavilion and on Zoom.

Danielle Arcuri conducted roll call, confirming the presence of 28 members, thereby establishing a quorum.

Joanna reminded everyone that the minutes from the previous meeting were posted on Facebook, GroupMe, and emailed. There were no corrections or additions.

Danielle read the financial report:

- Checking: \$18,856.89 (includes two outstanding checks totaling \$125.59)
- Savings: \$36,629.18
- EAP: \$5,017.66
- The 2025 Annual Assessment is due in two days. There are 18 unpaid and 2 in arrears.
- The 2025/2026 Special Assessment is due December 31<sup>st</sup>, 2025/2026. 53% paid for the current year and 41% paid for both years.

Trish Primus motioned to accept the financial report, and Dave Mustapich seconded the motion, all were in favor.

Claire and Carol from the Welcome Committee will welcome new members and provide necessary information.

Feeding feral cats is illegal. Owners have been asked to stop, and continued violations will be reported to authorities.

A new AED has been installed; there is also Narcan in the pavilion if needed.

The Hill house at 109 Hemlock, near the Burger Hollow Rd entrance, is under contract.

The pavilion is available for rental by any homeowner. The rental fee will increase to \$200 in 2026. Prior to each event, the building will be cleaned; however, renters are required to ensure it is returned in a clean condition upon completion of their use. This information will also be communicated through our newsletter.

A moment of silence was held for Lois Ohl, who passed away at the end of July.

Jim Warner leads the completion of community projects, and here are a few recent examples:

- Flagpole Installation
- Beach and Pavilion beautification
- Replacement of entrance sign on Bear Rd

Thank you, Jim, for your commitment to the community.

Jim is looking for additional volunteers to assist him, as only a few are currently available. If you can help, please reach out to him. His next major project involves installing a low clearance bar above the bridge on the back hill, and he especially needs volunteers who have experience with building or using tools.

Thank you to Jim and Louie for fixing the drainpipe on the pavilion property.

Joanna reminded all that when we get volunteers, it saves us from having to hire someone. And saves our budget when it is already tight.

We will have volunteer waiver forms to complete for each volunteer for the season at the May meeting, and they will be available online as well.

Jim mentioned that he would like a hard copy of the minutes. He is going to build a display area for them so anyone who cannot get them online can read them there.

The lake's final E. coli test for the season showed 24.1 MPN/100mL, which passed.

RKR Hess will inspect the dam in September; the date is TBD.

The recent weed treatment for the lake was the last of the season.

Joanna said we've researched buying a piranha dredger and are now awaiting a new proposal from a dredging company before deciding whether to hire them or buy our own machine. There are many benefits to having a company do this for us. The board will receive the final estimate. If costs remain under \$30,000, can the board make the dredging decision? The association requested an official vote via a special Zoom meeting focused solely on dredging. Meeting date to be determined.

Paula mentioned that there is a grant that we could apply for body of water conservation in PA. Danielle requested that the link be sent to her.

Danielle posted signs and notified the community when the lake was last treated.

For the Labor Day holiday, the following events will be held:

- **Pork Roast Dinner Fundraiser**
- **Bingo**
- **DJ Carlos**

Currently, fundraising contributions are not earmarked for specific projects; however, they have supported improvements around the pavilion, including the purchase of chairs and their storage rack.

Election: Joanna announced her resignation from the Board of Directors and said that vote counting was unnecessary. With no candidates for president or vice president, Danielle Arcuri will serve as the sole officer, assuming all three roles for two years. A board member may still take on the president or vice president position.

New Board of Directors:

- Danielle Arcuri, President/Vice President/Treasurer

Board Members:

- Mark Ackerman
- Nadia Soloukhina
- Chris Gyenge
- Jesse Borden
- Peter Arcuri
- Vinnie Bonafede
- Diane Hamilton
- Michele Bennett

Joanna Valentine will be available to us as a lake consultant.

Diane Hamilton suggested a potential fundraising opportunity at Brewery Brix, which recently opened near the new west end firehouse and hosts fundraisers. The association will need someone to investigate this possibility further.

Diane Hamilton questioned why Jim and Mike are cleaning up property owned by lot owners without charging them. She pointed out that since we are covering the costs, the lot owners should be responsible for maintaining their own property.

Diane Hamilton also suggested that we should request that each member of the association volunteer a minimum of three hours per season. If not, we charge them a fee. Special circumstances would be discussed on an as-needed basis.

Jim suggested that the community needs its own heavy equipment to use for projects around. Danielle asked Jim to bring this information to the board to discuss it.

Trish Primus motioned to adjourn the meeting, and Nadia Soloukhina seconded the motion; all were in favor. The meeting ended at 11:15 AM.

Respectfully submitted,

Danielle Arcuri, President/Vice President/Treasurer