

Mountain Shadows Lake Association General Meeting | MINUTES



MEETING DATE: 04/16/2023 | 11:00 AM | LOCATION: MSLA Pavilion

Meeting called by Scheduled Meeting
Type of meeting General Meeting
Facilitator Suzanne Parmentier
Note taker Ana Mattie

Board Members Present

Suzanne Parmentier Site 130
Barbara Perretti Site 184/185
Lori Patasso Site 18
Ana Mattie Site 02
Adrianna Quintero Site 261
Candi Erickson Site 145
~~Heriberto Burgos Site 13~~
Julio Martinez Site 20
~~Vanessa Garees-Ferrantelli Site 49~~

GENERAL MEMBER MEETING

Discussions:

- ** Meeting began at 11:23AM (23 minutes behind schedule as site owners were signing)
- ** Pledge of Allegiance
- ** Members were reminded to sign-in the attendance list/ the secretary assisted on the signing in and checking all addresses of the attendees to ensure they were correct. If they were not they signed in the correct information in a new sheet.
- ** Secretary - 73 attendees to the meeting. Quorum requirements met.
- .. Board Members introduction
- ** Suzanne Parmentier-Longo, President of the Board, welcomed all members and announced that this meeting will be conducted following Robert's Rules of Order. Meeting agenda was handed for an understanding of these rules.

Handouts:

- ** Meeting Agenda
- ** Budget Review
- ** Recreation Schedule

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MEETING DATE: 02/24/2022 | 11:00 AM | LOCATION: MSLA Pavilion

MEETING PRESENTATION & DISCUSSION

Suzanne Parmentier-Longo – President

1. Payments Past Due/ Fines and Violations – All payments collected are up to date. All site owners that have not paid what is due must make these payments ASAP.
2. Vandalism – Water lines cut – Under investigation. This is a Major Violation.
3. Unsupervised Children on the Pavilion – Children under 16 must be supervised by their parents while at Pavilion. Parents will be held accountable for all damage their children incurred if left unsupervised at the Pavilion. 5 incidents occurred on opening day. If this does not get addressed by the parents, we will have to consider locking the pavilion at 11pm as it was many years ago.
4. Lounge – 18 yrs. old and older allowed ONLY!
5. Quiet Hours – Must adhere to 11pm as per rules and regulations.
6. NO Campfires – As per State of NJ law Stage 2– We will announce when this is lifted.
7. All site owners must be acquainted with our By Laws & Rules and Regulations. They can be downloaded from our website.
8. Please fill out a complain form when necessary. MSLA is our place. We need your cooperation to keep the place in order.
9. Introduction of Hany as a caretaker of MSLA. Township has been suggesting this for a while. Please be respectful and keep in mind that he is the man in charge of our facility/ Maintenance Dept. You can let him know if you see anything that needs his attention or is out of the ordinary. Also, he can assist you with any questions. Water & Electric will go on only during business hrs 7am-4pm.
10. Permits – Permits are needed for any construction, cutting trees, etc. Please see MSLA By Laws and rules and regulations for more information on this. Cutting MSLA trees is NOT allowed.
11. Selling Trailers – Please see Secretary with the form filled out. We get first refusal. The form is on our website.
12. Do NOT blow leaves or put branches onto MSLA property. This is a violation.
13. NO DUMPING – The front containers are for our garbage only.
14. Electric Bill was over \$112K – We are in a Campsite area. Please keep lighting to the minimum and to yourself not to the neighborhood. Please turn off lights when going to sleep and when leaving the campsite. Shut off your heater during winter and air conditioners when you leave the campsite.
15. Loose Dogs – Dogs must be always on a leash. They must be vaccinated. They are not allowed in the playground, the pavilion or the lounge.
16. Bikes – If bikes are left unattended on the road, field or playground they will be placed by the dumpster. There is a bike rack in the front that they must use to keep their bikes in the front. It will not be our responsibility if it gets thrown away but the parents' responsibility.
17. Minibikes – They are not allowed as per MSLA Rules and Regulations #19. No exceptions manpowered bikes only. Those bikes need flags.
18. Memorial Weekend – There will be an auction of the boats left by the front if they are not picked up by then. If anyone would like their boat back, please pay the \$50 fine and pick it up before that weekend.

Barbara Perretti – Vice President

1. Barn Project – Built in 1750 working on getting approved as a historical building. If we get this, we will be able to repair the barn for free.
2. Helping overseeing Maintenance and teaching Adriana recreation position.
3. There will be a Spring Fling (Chinese Auction) from recreation on Memorial Weekend, \$20 donation from each trailer will be collected. Thank you in advance to all the members that have already paid.

Ana Mattie – Secretary

1. New Owners – All leases will need to be handed to the secretary. It is the site owner's responsibility.
2. Address changes – Please advise this and any other changes necessary to the Secretary.
3. The board will be doing leases. Please see any of us if you are selling your trailer and need a lease. Suzanne (our President) is a notary. Please feel free to see her or contact her.

Candy Ericson – Golf Carts & Lake

1. Golf Cart – Can't ride golf cart without sticker.
2. Lake – June or July might be stacked.

Hany Abdalla – Caretaker

1. Please remove everything that is on top of the water lines. There's wood, stones, etc. on top of the water lines and there should be nothing around or on top of the water lines.

Lori Patasso – Treasurer & Mirjana Lilac – Bookkeeper

1. Went over P&L in detail – we had capital expenditures and other emergencies. Therefore, an assessment is needed.
2. Assessment will be \$325. It can be made in 2 payments or in full no later than September 1st 2023.

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Site Owner Questions/Discussions:

Question: Where will the assessment money will go?

- Answer: It will be put back into the reserve and to cover the costs that we went over.

Question: What will happen next year because everything is going up?

- Answer: We will put to vote to increase the yearly maintenance. We haven't increased it in 5 yrs. And everything is going up. It needs to go up.

Comment by site owner: Spotlights need to be off, dimmed or down, we can't even see the streets nor the stars.

- Answer: We all agree on that and will be working on enforcing the rules

Question: Speed Bumps – when they will be up by the lake?

- Answer: We were putting the speed bumps in the front first and this week the reminder.

Question: Car are speeding up and not listening when you told them to slow down. What we do?

- Answer: Please take down the car make, model, color and plate number if possible and report to us so we can find out who the owner is.

*****REPORT OF A RED CAR AND A WHITE TESLA SPEEDING AT ALL TIMES*****

If you see this car speeding, please help us locate them by giving the board plate number.

Question: Wasn't a Sewer a capital expenditure?

- Answer: Yes, for accounting but not when looking at a budget like ours. The problem was that this expense wasn't shown on the budget as an expense but as an asset.

MEETING ADJURNED AT 12:48pm by the President Suzanne Parmienter-Longo

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ANNOUNCEMENTS:

- “ The website that should become the centerpiece for all announcements coming from the board.
- “ All the forms you need, including the complaint form and the one that needs to be provided if you intend to sell your site are available on the website. Please make sure you visit the website often for new announcements.

Secretary: Ana Mattie

The contents herein represent the written notes and recollections of the MSLA Secretary and are intended to capture only the main points made in the meeting, they are not a verbatim transcript of the meeting. Any request for corrections should be provided to the MSLA Secretary within 7 days.

Distribution of minutes will be published, kept on file and available upon request.