

Mountain Shadows Lake Association General Meeting | MINUTES



MEETING DATE: 05/28/2023 | 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 Garces-Ferrantelli Site 49

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GENERAL MEMBER MEETING

Discussions:

- .. Meeting began at 11:10AM (10 minutes behind schedule)
- .. 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 - 52 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

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MEETING PRESENTATION & DISCUSSION

Suzanne Parmentier-Longo – President

1. Secretary – Red last meetings minutes
2. Talked about selecting Committee – Sign up sheets will be up
3. 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.
4. Reminder to those who have been here and new members. This is leased property. We do not own it.
5. Election day is August 20
6. We still don't have all updated leases on file – please bring yours up if not updated
7. Some violation notices have been sent. Thank you reached out for clarification and for those who have rectified them. Questions, please email mslacamp.com atten: Suzanne Parmentier Longo. Fines will be administered next month if we have not received a response.
8. Unsupervised children are playing ball in the playground and the pavilion...this is not allowed. Any person in this campground needs to know what # site they are or if they are staying as a guest...they too need this information. Again broken windows, light fixture and the fan. Considering locking Pavillion at 11pm.
9. Lounge – 18 yrs. old and older allowed ONLY!
10. Permits – Permits are needed for any construction, cutting trees, etc. MSLA MUST APPROVE FIRST, THEN THE TOWN. Please see MSLA By Laws and rules and regulations for more information on this. Cutting MSLA trees is NOT allowed.
11. Selling a trailer you need to have a right of refusal form completed. All maintenance must be paid in full, site measurements must reflect their lease and no open permits are allowed.
12. Quiet Hours – Must adhere to 11pm as per rules and regulations.
13. All site owners must be acquainted with our By Laws & Rules and Regulations. They can be downloaded from our website.
14. Please fill out a complain form when necessary. MSLA is our place. We need your cooperation to keep the place in order.
15. Selling Trailers – Please see Secretary with the form filled out. We get first refusal. The form is on our website.
16. NO DUMPING – The front containers are for our garbage only.
17. Bikes left on the road, in the play ground and other site properties will be locked up. To be released there is a \$25 fee.
18. 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.
19. Bikes – Kids are leaving bikes on the floor all over the playground, the parking spaces, etc. at night and going to their campsite to sleep. There is a bike rack in the front that they must use to keep their bikes in the front. Failing to do this, they will find their bikes by the dumpster. It will not be our responsibility if it gets thrown away but the parents' responsibility.
20. Minibikes – They are not allowed as per MSLA Rules and Regulations #19.

Barbara Perretti – Vice President

1. Fundraiser – Thank you for coming, collected \$1,800 – will keep collecting for the park for the kids
2. Washer & dryer fixing,
3. Main problem w/ building – jack off roof - footing – Bathroom C new roof - 3 estimates \$9K – Bathroom D needs gutters
4. Pipe in the back
5. Broken step in the pool – fixing now – hoping to open the pool by father's day weekend if all goes well.

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.

Candi Ericson – Golf Carts & Lake

1. Golf Cart – Can't ride golf cart without sticker.
2. Lake – June or July might be stacked. – Need fishing license by Fish & Games of NJ

Lori Patasso – Treasurer

1. Went over P&L in detail – treasure reports and bills
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: Can we give site owners more time to pay \$325 assesment?

- Answer: We announced it on our first meeting on April 25 and they have until September 1st, 2023 to pay the assessment.

Question: Security Gate?

- Answer: We will investigate this. However, At the current moment we have a tight budget and a lot of repairs.

Question: When will the pool will be open?

- Answer: Hoping all repairs go well, we are hoping to open by Memorial Day Weekend.

Question: There are too many people double parking. How can we stop this?

- Answer: We will start monitoring and giving fines, however, you can always write a complaint

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: 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.

Question: Expenditure of sewer repairs explanation given again

MEETING ADJURNED AT 12:05am 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.