

Cossayuna Lake Improvement Association
Board Meeting August 27, 2024



Meeting called to Order at 6:15 pm by the President, Lynn LeCours.

Officers and Directors present: President Lynn LeCours, Vice President Peggy Pahoulis, Secretary Kathy Gaughran, Treasurer Rick Ryan, Gene Henry, Tom LeCours, Bob Reilly, Cheryl Stanford-Smith, Lisa Zibella, Marie Dumas, Lynn Jackson, Sheila Rappazzo, Karen Ryan(remote)

Directors present by proxy: N/A

Directors and Officers not present: Star Schmalzer, Tom Atkin, JoAnne Bonacker

Guests: Brian Holbritter, Jim Lulves

Minutes: Motion to accept minutes of the previous meeting held July 23, 2024 moved by Marie Dumas, and seconded by Sheila Rappazzo. Motion approved.

Treasurer's Report:

Discussion topics for Financial report:

- Amount of money made on Breakfast and Chicken Dinner events.
The Chicken dinner netted \$5,228.23. 50/50 made \$135.00.
 - Amount of discretionary money available for improvements? Rick will review checking account.
 - Amount allocated for Lake Management - \$45,400.00 and \$92,8031.32 for Harvester
- Motion to accept by Peggy Pahoulis, seconded by Gene Henry.

Guest Presentation:

Brian Holbritter presented Survey information.

Considering that the Holbritters donated the survey (\$5,000 value) Lynn LeCours proposed the Association give the Holbritters a gift card for dinner.

Jim Lulves thanked the Board for their service to the Lake community. He has been on the lake since 1986. Jim presented the following suggestions:

- Funds - Raise membership fee, perhaps to \$125?
- ProcellaCOR Herbicide – Jim has read about the Lake George controversy. He suggests we drill down more about it in the newsletter, the more information out to the community, the better. Sheila explained the timing of herbicide treatment on our lake.
- FaceBook chitchat – this is unnecessary, try to discourage it.
- Fireworks – understand that we can't stop people from shooting off fireworks but it should be discouraged. Tom suggested maybe we could take an approach not to shoot off fireworks on the lake because of the eagles.
- Dogwalking – People should clean up after their dogs. Suggested putting up signs to pick up after your dog.

Jim also had questions regarding:

- Speed bumps/humps - Lynn LeCours explained that Argyle will not permit speed bumps/humps which is why they are only on the Greenwich side of the road.
- Harvesting – Jim reported his neighbor Jim Wills was told his property is too rocky and shallow for harvesting. Board confirmed some areas of the lake cannot be harvested if the water is shallow and too rocky.

Report of Officers:

President, Lynn LeCours thanked Brian for the Survey presentation and Jim for offering suggestions to the Board.

Since we reported on Committees at the August 24th Election meeting, we can keep reports brief unless there is something new.

Report of Committees

Membership:

Bob Reilly reported we may have a bat problem. There was a dead bat on the floor after the last rental. Tom said the Building and Grounds team will be working on the ceiling tiles and will determine if there is a bat problem.

Spillway: Frank Gabinelli will keep an eye on it over the Winter. Next date to open spillway November 15th.

Newsletter: Next letter will be published December.

Building and Grounds: Saturday, September 28th 8:00AM taking CLIA docks will be taken out. Ceiling tiles will be removed in Fall and replaced in Spring. Outhouse removed after October 5th due to building rental on October 4th.

Insurance: All good. Board member policy is coming due. Tom is getting quotes (around \$930)

Promotions: Missing check for \$382, a stop payment was put on it. Tom replaced the order.

Website/FB/Database: N/A

Social: Marie reported Lakesiders are scheduled to play Friday 8/30 7:00 -10:00PM, \$5.00 donation and bring your own snacks. Tom prefers they play outside, weather permitting. There will also be a 50/50 raffle. The Chili cookoff will be 9/14, Karen is working on a poster for email blast. Marie will talk to Lynn Wilbur and Tom about a dart tournament. There were a couple of questions for next year's events – will there be a Memorial Day Breakfast? Should we do a pig roast vs chicken dinner. Open for future discussion.

Every business and person not on the Board received thank you notes for their raffle donations. The promo table was a big bump – \$800.00

Education: N/A

Lake Management Sheila Rappazzo had circulated a proposed draft of the 2025 Lake Management Plan, which was essentially the same as the 2024 plan with a few revisions for clarification purposes.

Marie asked if we could add some text in the management plan about property owners clearing water chestnuts around their shoreline. Sheila suggested putting that in the newsletter as “Do Your Part”

The 2025 Lake Management Plan was approved.

Harvesting: Gene reported the target for next year is to offer 3 cuts per season. A rate increase for harvesting next year will be discussed at September meeting with consideration of gas, insurance and wages. Membership should sign up for harvesting before June 1st or be subject to late fee. Rick suggested “early pay” discount (last year's rate)

Marie made a motion to approve as discussed, second by Cheryl. Motion approved.

Gene asked for definition for Harvest fee ... swipe by each side of dock and behind dock or by feet of the entire property? Time at property should be 20 minutes otherwise pay extra.

This will be discussed over the winter and published in the Harvesting newsletter

Tom noted if owner doesn't like the way the property is harvested, they should not use the service.

Herbicide: Working on plan for the application for 2025 season.

Water Chestnut: Encourage property owners to participate.

CSLAP: N/A

Email Blasts: All good, no unsubscribes.

Old or Unfinished Business: Handicap ramp, Mike Mound spoke to Gene and Cheryl estimated approximately \$4,000 (Cheryl will pay for it) but we have not received anything in writing.

New Business:

Lynn LeCours is working on assistance grants from Town of Argyle and Town of Greenwich. Argyle asks us how much we need, Lynn requested \$10,000 for the year. Greenwich tells us what they will give, \$5,000. It was suggested someone write a letter to Town of Greenwich.

We received a request for building rental in October and will need to decide on building closing date at next meeting.

Dates for the 2025 BOD Meetings:

May 20 first BOD

June 24 BOD

July 12 Gen Membership Meeting

July 22 BOD

Aug 23 Election Meeting

Aug 26 BOD

Sept 23 BOD

Oct 21 final BOD

Adjournment: Motion to adjourn 7:53 by Tom, second by Cheryl.