**SILVER LAKE COMMUNITITY ASSOCIATION ANNUAL MEETING MINUTES**

**DRAFT**

**June 4th, 2022**

Meeting was held at Lewisberry Borough Park at 10:00 am

**Board Members present:**

Brad Ellenberger-President

Scotty Roberge-Vice-President

Tom Imblum-Treasurer

Maryanne Ellenberger-Secretary

Sarah Hedin

Jon Steiner

Van Hoffman

John Taylor

Kevin Gramlich

**Public Present:** Ken Boyer, Donna Hoffman, Deb Taylor, Paul Hedin, Ray Coffee, Ali Gramlich, Darrel Crimmins, Jennifer Hoke, Brenda Himes, Deb Steiner, Carolyn Bair, mark Ream, Deonne Touchet, Megan McDermott, Kerry Spangler, Brenda Smiley, Monica Smiley, Daryl Sweger, Dan Ritts, Lee Margot, Julie Douville, Donna Marie Deitz, Noela and Ray Taylor, Pam Fink, Steve and Trudy Stouffer, Mary Rose and Daryl Sweger, Glenn Kathy and Ryan Dunbar, Kathi Kunkel, Deb Bressler, Scott Bolger, Missy Montemayor, Sammi Gracie, Don Laughman, Adam Smith, Emma Burgos, Anna and Travis Over, Leslie Romesberg, Denny Schaffner, Davis Staz, Andrew Dutton, Zach Haenitsch, Patty Harrington, Rich Johnson, Rex Hall, Pam Topper, Rose Fink, Maricelly Tirado

**Brad Ellenberger called the meeting to order at 10:00 AM:**

The BOD introduced themselves. We went around the table and everyone introduced themselves.

**Approval of 2021 Annual Meeting Minutes:**

Brad asked if there were any changes to the minutes. If no changes, can I have a motion to approve the minutes. Kathy Dunbar motioned to approve the minutes. Rich Johnston seconded the motion. All were in favor.

**President’s Report:**

Brad Ellenberger updated the community on the events in the last year and where the SLCA stands with DEP and our engineer. The H & H Study has been completed by KPI, the BOD reviewed it and asked for some small changes and it was then sent to DEP for review. He stated that Kevin Gramlich and Tom Imblum would discuss further, later in the meeting. He assured us that the Board is all doing everything to move forward. The H & H study is 76 pages long and is a lot of numbers that are understandable only to an engineer. If you would like a copy of the report, the Board can email it to the members.

**Kerry Spangler-CPA:**

John Taylor introduced Kerry. Kerry was retained to do a financial statement for the association that will be needed if SLCA needs to proceed with a bank loan. Kerry explained that our books are in order and after reviewing the last two years of our books he only found a 20 cent discrepancy. He explained the balance sheets he had prepared that show the estimated value of our dams and land. This will be required in the financial statement for the bank. He said there were some small changes he has suggested under our bills paid and how to code them. Kathi Kunkel had some questions about the balance sheet and Kerry answered them. Noela Taylor helped with the explanation.

**Treasury Report**:

Tom Imblum gave the treasury report. We reviewed the Balance sheet. Copies of these were distributed at the beginning of the meeting. Details for the expenditures were also handed out and briefly discussed. He explained the process we follow. Maryanne picks up the checks and enters the payments into QuickBooks, prepares the deposit slip and makes copies of all the checks. Tom then goes to the bank to make the deposits. He also discussed current accusations that certain board members paid themselves. There is no way that could happen. Tom stated he is the only one that has the checkbook and that we have no credit or debit cards. Tom went over the bills and how they are paid. Checks are only written if he has an invoice. Tom also explained the pay Brad Ellenberger received for the four days of contract work he did on the spillway. If we hired someone to do the work Brad did, it would have cost thousands of dollars. Brad’s pay was less than $500. Tom also stated this was the only time Brad was ever paid for his labor in the 18 years he has worked on the streams and the dams. Dan Ritts asked what the bobcat rental was for and Tom told him it was to help clear the feeder stream and they pulled out 25 big trees that were in the stream. Dan Ritts commented on the cost to get the bobcat unstuck.

**Collections Report:**

Maryanne Ellenberger gave the collections report. The maintenance fees collected to date were on the P & L(Profit and Loss)passed out at the beginning of the meeting. It also shows the amount we are in arrears (invoices not paid). Maryanne explained the spreadsheet that was passed out that shows all payments made since January, 2015 thru now. Maryanne also explained that we are still waiting on the 5 law suits to go to the Court of Common Pleas. We anticipate this to occur this year. The Webb’s questioned why we are paying all these attorney fees pursuing these suits. It was voted on and approved by the members to pursue them. Maryanne explained the spreadsheet shows the members payments (and arrears) and the number of parcels they are paying for. Kathi Kunkel stated she did not think it was right to be billing for additional parcels if they were at the same property address. Maryanne agreed and explained that is how the by-laws are written. Deonna Touchet suggested we change the by-laws. The Board will look into the possibility of billing per property address when working on the small changes needed to the by-laws.

**Community Update and New Business:**

**DEP and Engineer update:** Kevin Gramlich gave this update.

Our first project submittal- the Hydrologic & hydraulic (H&H) report was sent to DEP on 5/13. This is the first deliverable of the project and is an important milestone as it satisfies DEP and demonstrates progress on the project. Upon their acceptance of this report, design criteria can be established, and the next steps of watershed planning can be undertaken.

The findings of this report.

What this report does is apply the state required maximum rainfall to Silver Lakes three watershed areas, and models the flow through the watershed, and into our lake.  This flow vs time model is applied to our lake and routed through our current spillway. The watershed capacity of our spillway is compared against the quantity of water entering the lake during this peak storm event and evaluated for acceptance. The report verified what the state already knew, which is that our spillway is very under-designed for the design parameters of our new PA C-2 dam level reclassification; with a current spillway capacity meeting less than 10% of the flow it needs to handle.

As many of you know, our lake was reclassified from a C-4 low hazard to C-2 high hazard category lake due to downstream development. What that did was dramatically increase the amount of water our lake needs to safely convey from perhaps a 100-year flood, to what the state calls “probable maximum precipitation”. Having been in use since the 50’s, these incredible amounts of rain are used to guarantee that dams which pose significant risk to life never fail. What this report concludes is that we must design our lake to handle 26 inches of rain in a 12-hour period. A 100-year flood is only 7.5”, and our lake as it’s currently configured can only handle 6” of rainfall in that period. These requirements effect not just our lake, but similar private lates all around the state and that the Board has asked for waiver to these rules, but to no avail. It’s expected that we will need to utilize both the existing spillway along with the earthen dam as emergency spillway to achieve these values. The diversion dam may have the possibility to divert a large portion of our watershed around the lake entirely and thus significantly reduce the water we must design for. However, this will have to be evaluated in greater detail & with the help of KPI & DEP.

We have not received any time commitment from the state indicating when we should expect to receive their approval to proceed, and these things often take time, so we will continue to update as we hear news or updates.

The real effort of designing our lakes’ dams and spillways will commence once this initial step is complete and signed off by DEP.

Noela Taylor asked when the last two items from the engineers will be completed. Tom said he did not know. We are at the mercy of the engineers to complete. Megan McDermott informed the members that schedules for Civil Engineering projects usually allow for a 6 to 9 month review time for any submission to the DEP.

John Taylor is working on trying to get the bridge widened on Siddonsburg Road before we do our rehabilitation. He has been in contact with PennDOT.

Brad Ellenberger was instrumental in stopping the shortening of the opening of the Siddonsburg bridge at the outfall of the spillway. The construction contractor actually poured the concrete, which narrowed the opening. The PennDOT design permits stated that no narrowing of the opening was allowed. Because of Brad’s determination, the contractor had to come and remove the concrete.

**Preserve Silver Lake Fund (Financing):** John Taylor discussed zero % interest loans and explained why the “Stewardship’ program did not work out. He introduced the Preserve Silver Lake Fund.

John stated that we have two great engineers on the Board and Brad as a job foreman on our projects. These are the most important positions in order to get a project completed. This is based on 30 years of experience in new construction and having managed 15 million dollars per year projects.

John moved to the lake for the peace and tranquility, it has been anything but lately. He is for 0% loans. When the original members of the stewardship heard about the political agenda and massive changes to the bylaws and some of them wanted anything to do withit, He felt defeated. Then the original members got back together, we have raised over $100,000 in interest free loans. We also have $20,000 to put towards silt maintenance as soon as possible. John welcome anyone to contact him at johnrtaylor1959@ [gmail.com](http://gmail.com/) in order to help with 0% loans for the lake. John did not kill the stewardship, the people who wanted to control the lake with their money did. The new program is an interest-free 20-year loan with a promissory note signed that the SLCA will pay you back. John also suggested if you don't trust what's going on, that you could make out your check directly to the contractor who performs the work.

John explained that with over $100,000 in the bank for the SLCA and with over $100,000 in pledges at 0%, that we must wait until we see how much things cost and then evaluate if we need to go to the bank for a loan in order to raise more money. All this **could** be done without raising fees.

John also announced he will file for with the state of Pennsylvania, a 501c3 non-profit by the name of Preserve Silver Lake Fund. We have one donor who would prefer to give the money rather than be repaid. This would allow for larger charitable contributions to be written off on federal and state taxes by those who contribute. This will also make us available for grants from some places.

John asked, are engineers and concrete workers the best politicians? Probably not. But they are the best people to get this construction project completed.

**By-Laws:** Jon Steiner discussed.

The Board acknowledges the current by-laws should be reviewed and updated to include current changes in operations and correct any errors and/or omissions in the by-laws. The Board will begin this review immediately. The Board also welcomes comments and suggestions from the homeowners regarding by-law changes and will review these suggestions to determine if the changes are warranted. Additionally, the board acknowledges receipt of an email from the Webb’s regarding proposed changes to the by-laws, however their proposed changes were being reviewed by their attorney and to date the board has not received any further correspondence from the Webb’s regarding their proposed by-law changes.

**Silt Management Committee Report:** Van Hoffman updated us on what the committee has learned.

PALMS…The Board decided it was in our best interest to become a member of the Pennsylvania Lake Management Society or PALMS for short. PALMS is made up of lake associations and watershed management professionals with the goal of preserving Pennsylvania’s lake now and for future generations. They offer their DEP funded Mini-Grant Program periodically to lake owners. We submitted an application for the last grant period but did not meet the criteria for this session. Our membership to PALMS included registration to their annual convention, which was attended by Van Hoffman, Brad Ellenberger, and Darrel Crimmims of the SLCA. The hope is to gain knowledge of best practices from professionals and other lake associations that may benefit us in the future.

Silt Management Project/The Island…we have started the process of clearing brush and trees from the island for the future installation of a silt collection area. The first stage would be to mechanically scoop reachable silt while it is exposed, store it in the collections area for drying and then offer it to individuals for clean fill. Sarah & Paul Hedin had the silt tested for toxins by Miller Environmental Group, and the samples came back clean of toxic impurities. An anonymous donor has volunteered to kick off funding for the project. The next step is to reach out to Ground Solutions, an excavation contractor that is an approved installer for Filtrexx Sustainable Technologies. Our initial meeting should happen mid-June. We have also started compiling information on log armed excavators and a portable dredge pump, with would assist in maintaining our old silt collection pond, located at the mouth of Bennett’s Run.

**Public Comment, Questions and Suggestions:**

Many members stated they thought the BOD does not communicate enough. The Board was asked why the BOD meetings were not open meetings; Kathy Dunbar and Paul Hedin both explained the problems with doing that. Glen Dunbar volunteered to head up a formal Communications Committee. He passed a paper around for people to sign up to be on the committee. It was decided that one or two people from that committee would attend the BOD meetings. It was also suggested by a member that for transparency purposes we post our BOD minutes on our website. We will start doing that. It is was also suggested that future BOD meetings be open via ZOOM meetings for members to attend to listen in. The BOD stated they will look into that option.

Mark Ream suggested we should get a pool of members expertise’s and skill sets. The BOD or the newly formed Communications Committee will do that.

Deonna Touchet asked if KPI (engineer) would handle the contract work for the rehabilitation of the dams. Tom Imblum explained the process. Once the design work is completed, the Board will put out the work for bids.

Kathi Kunkel asked why SLCA funds paid for the concrete work for the new mailboxes at the entrance of Cardinal Lane. She thought that should have been paid for by the Cardinal Lane residents, as Cardinal Lane is a private road.

Dann Ritts asked why we do not pull boards out at the spillway before heavy rain. Ken Boyer explained how unsafe it is to do that and Brad Ellenberger explained the weir system is not for flood control.

Neola Taylor’s daughter, Zeva suggested we have a by-annual meeting every year, instead of just the annual meeting. We agreed and we will start having a General Membership meeting approximately six months between the annual meetings to keep everyone better informed about what is going on.

Noela Taylor asked if we could implement a way for people to pay their yearly maintenance fees electronically. We will look into that.

If you were unable to attend the meeting and want copies of the handouts, please email silverlakecommunityassociation@gmail.com

**Campaign speeches were given.**

**Proceeded to the Ballot vote for the 5 Board Positions Coming Open Due to Expiring Terms**:

There were ten names on the ballot. We proceeded with the voting. Kathi Kunkle and Julie Douville counted the votes with Tom Imblum overseeing the process.

**Votes per candidate: (in order of the ballot)**

Brad Ellenberger-45, Maryanne Ellenberger-37, Sarah Hedin-39, Kevin Gramlich-48, Jon Steiner-46, Dan Ritts-16, Jennifer Hoke-17, Brandi Ryals-11, Scott Webb-9, Kathy Webb-12. Per the by-laws, the candidates with the highest number of votes are elected into office, so Brad Ellenberger, Maryanne Ellenberger, Sarah Hedin, Jon Steiner, and Kevin Gramlich have been re-elected to the Board for a two-year term.

**Brad Ellenberger motioned to adjourn and Paul Hedin seconded the motion. All in favor.**

Meeting adjourned. Great meeting!