**SILVER LAKE COMMUNITITY ASSOCIATION BIANNUAL MEETING MINUTES**

**DRAFT**

**November 12th, 2022**

Meeting was held at Lewisberry Borough Park at 1:00PM

**Board Members present:**

Brad Ellenberger-President

Scotty Roberge-Vice-President

Tom Imblum-Treasurer

Maryanne Ellenberger-Secretary

Sarah Hedin

Jon Steiner

Van Hoffman

Kevin Gramlich

**Public Present**

Jennifer Hoke, Deb Bressler, Paul Hedin, Deb Steiner, Donna Hoffman, Brenda Himes, Glen Dunbar, Noela Taylor, Darrel Crimmins, Brandi and Allen Ryals, Mary Rose and Daryl Sweger, Andrew Dutton, Kathy and Scott Webb, Ali Gramlich, Don Laughman, Rose and Mike Moser, Kathi Kunkel, Lee Margot, Ray Coffee, Randy Yinger, Dennis and Cathy Shellenberger, David Staz, Julie Douville, Patty Harrington, Rich Johnson, Ken Boyer, Carol Milligan, Cathy Rainer.

**Brad Ellenberger called the meeting to order at 1:05 PM:**

**Members Special Meeting**

**BOD Special Meeting**

**Approval of 2021 Annual Meeting Minutes:**

B. Ellenberger inquired to the members in attendance if there were any changes required to the minutes as submitted. Member Jen Hoke raised some questions regarding the accuracy of the minutes noted some matter that had been previously discussed were not identified in the stated minutes. Hoke did not make a motion to correct the minutes, but only made an inquiry to the Board. M. Ellenberger informed Hoke the minutes are not verbatim or inclusive of every word spoken at the meeting and for this reason is not in the minutes. B. Ellenberger asked for a motion to approve the minutes. Sarah Hedin motioned to approve the minutes, Jon Steiner seconded the motion. All but seven people were in favor. Minutes approved.

**Approval of the 2022 Annual Meeting Minutes:**

B. Ellenberger requested a motion to approve the minutes from the 2022 Annual Meeting. No objections or changes were raised by the members. Paul Hedin motioned to approve the minutes. Ray Coffee seconded the motion. All were in favor but 5.

Minutes were approved.

**Treasury Report**:

The Treasury Report was presented by Board Treasurer, Tom Imblum. At the conclusion of the Treasury Report Scott Webb inquired to Imblum about his voting privileges and current standing as an SLCA member. S. Webb commented Imblum should not be considered a member of the SLCA Colony because his property is not deeded as having lake access and therefore Imblum should not be considered a member of the SLCA. S. Webb commented he had spent $2000 on an attorney to figure out a legal way for Tom (Imblum) to be a member. M,Ellenberger responded the BOD proposed bylaw revisions addressed this issue and allowed Imblum to be a voluntary member and property owner within the Silver Lake Colony. S.Webb questioned Board member Sarah Hedin as to whether she had had voted. S. Webb commented that Hedin owned two property parcels, but was paying only one annual maintenance fee. M. Ellenberger informed S. Webb a title search was performed on both of Hedin’s properties and noted the second parcel had no verbiage requiring an annual maintenance fee/payment on this parcel.

**Collections Report:**

The Collections Report was provided by M. Ellenberger. There are currently five active lawsuits pending against members whose payments are in the arrears. One of the property owners in the referenced lawsuits is in the process of selling the affected property and settlement is expected within the coming. Cost associated with the SLCA attorney fees, and the entire late fee amount is expected to be recovered at settlement since a resale certificate will not be issued until the fees are paid. The remaining lawsuits are in the appeals process and are awaiting a trial date in the York County Court of Common Pleas. Five (5) members currently have payments in arrears and have been referred to the SLCA attorney for filing of Civil notices.

.

**Community Update and New Business (DEP and Engineering Update):**

Board member Kevin Gramlich announce the following information to the members. The "Incremental Dam Breach Analysis" was the latest completed milestone in the project.  This portion reviews the waterflow routes downstream of our lake, and evaluates the effects/danger that a dam breach would pose to the public.

**Due to favorable downstream topography, the lake's relatively small holding capacity along with some other factors, the analysis demonstrated that our lake does not pose a significant hazard to the community. This drastically reduces the amount of rainfall we have to design our dam & spillway and may reduce the project's overall bottom line. The rainfall values we would have to consider, went from just over 2 feet of rain to a 100-year storm event (7.5" of rain).**

The Incremental Dam Breach Analysis will be officially submitted to DEP shortly, but an estimated review time has not been communicated at this time.

Member Glenn Dunbar inquired to the Board as to when they would have definitive answers relating to the project completion date and cost by our annual meeting in 2023. Gramlich explained to Dunbar that because of the recent decisions and changes provided by the DEP, the target completion date and costs could not be determined at this time.

Noela Taylor asked if Kevin could provide a description of the next steps in the remediation plan. Kevin will provide that info and we will share with the Members

**Preserve Silver Lake Fund -501(c)3:**

K. Gramlich provided the member with a summary of the efforts by the Board to seek funding in support of the dam restoration and rehabilitation projects.

"Give Local York" was mentioned as another possibility avenue to pursue for funding.

K. Gramlich stated the a non-profit 501(c)3 account was created and is identified as the "Preserve Silver Lake Fund." The Funds will allow for donations to be accepted and will be tax deductible. Donations totaling $5100 have been received to date. Additional donations are anticipated.

K. Gramlich noted a recent meeting with Fairview Township officials was favorable and that Silver Lake would be added to their potential hazards list. This designation will provide additional opportunities for available government funding for our project. There is a separate  "High Hazard Potential Dam Program" currently being explored for funding opportunities.

**Silt Management Committee Report**

B. Ellenberger stated he is working on getting heavy equipment donated to be used to begin clearing the debris from the island and begin silt removal. B. Ellenberger hoped the only fees incurred would be for fuel and delivery charges for the equipment. B. Ellenberger would provide his time and work AT NO COST to the Board. Work will commence in January / February (2023) when the ground is frozen. The project will include clearing the island to make room for the silt to dry; building a silt retention pond, and install diversion structure to ensure the water does not back wash into the work area .

Member Noela Taylor asked about the vegetation currently growing along the lakeside. B. Ellenberger this growth will subside and degrade once the silt removal is completed and normal water levels are restored.

**Public Comment, Questions and Suggestions:**

Member Dennis Shellenberger commented he pays $1000 a year but is concerned he has a lack of police presence on his street. Shellenberger was informed the Board does not provide police service and referred his concerns to the Township.

S. Webb questioned the legitimacy of the 501(c)3 account previously identified and commented the filing may have not been done correctly. S. Webb also asked about the associated fees/costs with this fund. The Board deferred any response pending the return of Board member John Taylor who could provide the information requested by S. Webb.

**Special Meetings Ballot Tally:**

Ballot Measure 1: Assess a late fee of 10%

In favor-26

Opposed-20

Ballot Measure 2: Assess an admission fee for new members of $1000

In favor-19

Opposed-27

Ballot Measure 3: Encourage the BOD to consider Special Assessments as a primary or secondary method to fully fund and pay for the repair of the three dams

In favor-6

Opposed-40

Ballot Measure 4: Shall the BOD incur debt in the form of no interest loans not to exceed $400,00

In favor-20

Opposed-25

None of the measures passed. Ballot measure one did not have a 2/3 affirmative vote.

**Jon Steiner motioned to adjourn; Sarah Hedin seconded the motion. All were in favor. Meeting adjourned.**