**SILVER LAKE COMMUNITITY ASSOCIATION ANNUAL MEETING MINUTES-Draft**

**June 3rd, 2023**

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

**Board Members present:**

Brad Ellenberger

Scotty Roberge

Maryanne Ellenberger

Sarah Hedin

Jon Steiner

Tom Imblum

Van Hoffman

John Taylor

**Public Present:** Donna Hoffman, Megan Mcdermott, Scott and Kathy Webb, Paul Hedin, Deb Steiner, Cathy Cutler, Kim Sweger, Carol Milligan. , Leslie Romesberg, Darrel and Cindy Crimmins, Kevin and Allison Gramlich, Jennifer Hoke, Ken Boyer, Pam Topper, Deb Bressler, Mike and Margaret Steen, Daryl and Rose Sweger, John Salvadia, Emma Burgos, Noela, Ray and Zeva Taylor, Brenda Himes, Dwayne and Brandi Ryals, Kathi Kunkel, Julie Douville, Donna Marie Dietz, Donald Laughman, Jason and Chrissy Culley, Dan Ritts, Andrew Dutton , Lee Margot, Pam Fink, Brett Henry

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

**President’s Report:**

Brad Ellenberger updated the community on the events in the last year. Brad stated the H&H has been submitted to DEP and we are waiting for their approval. He explained Kevin would be discussing further later in the meeting. Brad stated DEP is satisfied with everything we have been doing and that we are compliant with their demands. He remarked that making DEP happy is our top priority.

There was a question on the BOD ballot. Do you have to make four selections, or can it be less? M. Ellenberger thought you had to select four. She was incorrect. Noela Taylor stated you can vote for any number of candidates (four or less).

**Approval of 2022 Special Meeting Minutes:**

Brad asked if there was a motion to approve the minutes. K. Webb made the correction that item 1) should read Discourage the BOD, not encourage the BOD. Correction noted. Donna Hoffman motioned to approve the corrected minutes. Mike Steen seconded the motion. All were in favor. The corrected minutes were approved.

**Approval of 2022 Biannual Meeting Minutes:**

Brad asked for a motion to approve the minutes. Jen Hoke made several corrections. The corrections were noted. Darrel Crimmins made a motion to approve the corrected minutes, Paul Hedin seconded the motion. All were in favor. The corrected minutes were approved.

**Treasury Report**:

Tom Imblum gave the treasury report. We reviewed our P & L, and Balance sheets. Copies of these were distributed at the beginning of the meeting. He also went over some of our larger bills that we paid. K. Webb asked if we could start providing a prior year comparison for our P&L report. S. Webb questioned the invoice from Stock & Leader in regards to 770 Silver Lake Rd.

M. Ellenberger explained that the original title search showed they had water rights in their deed so they were being invoiced. After the property sold, the new owners questioned having to pay. Our attorney looked into it further and stated the verbiage in their deed did not meet the same requirements as everyone else’s deeds.

Deb. Bressler asked what the $500 accounting fee was for. It was for the audit. Kathy Kunkel asked if the $200 fee for PALMs was a one-time fee, or a yearly fee. It is a yearly fee. We did not join in 2023. Donna Marie Dietz stated the Association should not have paid the $78 for concrete for the mailboxes on Cardinal Lane. After more discussion Deb Bressler volunteered to reimburse the association the $78 so we could put this issue to rest. Thank you, Deb!! Noela Taylor noted that the proposed bylaws had a clause stating association $$ were only to be used on Lake preservation.

**Collections Report:**

Maryanne Ellenberger gave the collections report. The maintenance fees collected to date were on the P & Lreport. The handout showed our 11 large members in arrears and where we stand with collecting them.

S. Webb questioned the reverse subdivision plan for S. Roberge and the Ellenberger’s. He kept asking “how many votes will they have”? S. Webb asked Scotty Roberge why she was not answering his question. Kim Sweger (Scotty’s daughter) stated she was her mom’s representative and to speak to her.

**Community Update and New Business:**

Kevin Gramlich updated us on the permanent repairs of the three dams Hydraulic & Hydrologic report was submitted March 17. We are in somewhat of a holding pattern until DEP provides feedback on the findings.

Per a previous meeting we had performed an upstream H&H analysis… and due to the dangers, our lake poses to those downstream of us the results were not good.

Our lake and spillway were initially going to require the ability to handle over 2’ of rain in a 12-hour period- this would have been a massive undertaking as we would have needed to dedicate our entire current spillway, along with the replacement of the earthen dam with a complex spillway structure. This amount of rainfall was due to an assumed criticality that our lake posed to neighbors around us.

However, we’ve performed a downstream analysis to determine the actual risk to people and property downstream of us- the results were fantastic. The actual path that the water takes leaving our lake do not impose significant danger to others, and this allows us to go from the highest criticality to the lowest criticality- and thus our design rainfall values go from worst case- the 24” of rain scenario; to the lowest you can design a lake for- the 100-year flood. This is not far off from our current spillway capacity so modifications from the current arrangement should hopefully yield satisfactory results.

We were expecting to get this report submitted to DEP in January, however there was a lengthy back and forth between the engineer and DEP so submission was delayed until March. We’re currently in queue for review but I think everyone knows how that goes. Kevin then stated that after a meeting with Senator Regan, Regan was going to try to push DEP along.

Our DEP contact has left their organization, however the technical evaluator that KPI has been interfacing with is not affected.

Moving forward- we need to get a dam embankment analysis performed which will determine if we can simply backfill the earthen dam or perform a total replacement.

Structural evaluation of the current spillway and any proceeding adjustments to the spillway will have to be determined at a later date.

S. Webb asked about our downstream analysis and if the people on the other side of Siddonsburg Rd got flooded could we be sued. M. Ellenberger stated those houses that flood are not flooded from the lake but from Bennett’s Run.

It will be 2030 before the high hazard private dams funding is full for us to be able to borrow from it, if needed.

K. Webb brought up the Supreme Court ruling that rolled back the EPA’s jurisdiction in the Waters of the USA act.  She is wondering if that might trickle down to less administrative regulation as we permit our remediation. We will reach out to our engineer.

**PSLF and efforts to raise money;** John Taylor stated he has lived on silver lake for 5 years, paid his dues on time, participated in the majority of work parties and his primary task is SLCA is fundraising. He is a retired realtor of 32 years. His free time goes toward saving this lake. He opened a 501c3 known as the Preserve Silver Lake Fund. As of today, we should have a balance of over 31,000 collected thus far. He has had meetings with Senator Mike Regan, Dawn Keefer from the House of Representatives, and Don Martin the manager of Fairview township who all now know the story of Silver Lake and the financial hardship caused by Ida on September 1st 2021. He has established a relationship with Don Paul Shearer and Janice Linx of the Westshore Historical Society who were the primary force behind saving the Sheepford road bridge.

He is in the process of contacting private foundations suggested by a few of the politicians including Ducks Unlimited, and the Natural Conservation Foundation. The regional biologist from Ducks Unlimited will be determining if our lake fits the needs of their foundation. Last year Ducks Unlimited donated $882,000 towards saving wetlands and duck conservation areas.

 The other donors who have pledged over $100,000 are waiting for cost estimates to come in until they move forward with the zero interest rate loans or their donations to the preserve silver lake fund.

He told us that the board members of the Preserve Silver Lake Fund have donated separate money in order to build a memorial on Silver Lake road for those people who help to save this lake. Details on minimum donations to follow. Please start having bake sales, or any other form of fundraising and with a little effort your name will be on that memorial for generations.

It has been a very productive year, and as more people in positions of power know our story it will only get better. He looks forward to the day we know how much this will cost and that we have raised enough money to cover the repairs.

**Water Testing:** Sarah Hedin gave the results of our water test. Our water is good! We thought because there was less water in the lake the testing may have come back bad but it didn’t. Paul Hedin also said that the silt has also been tested and it is clean. That means it can be removed and taken off site. All good news!

**Silt:** Brad asked Paul Hedin to discuss where we are with the silt project at the island. We had explained before, we are working thru the steps in order to get the green light from DEP to work on a silt retention pond. We have to go through YCCD in order to do this. if the wetlands study determines there are wetlands, we can fence them off and avoid them when we remove silt. The next step is to do the erosion and sediment control plan to present to YCCD. Once that is approved, we can commence silt removal. It should dry on the island before it is removed. We have already tested silt and it is clean and free of contaminants, thus we can remove it and even sell it as there is a market for clean fill. Every scoop makes the lake a little deeper. Silt removal will remain a continuous process and as we continue the lake will get deeper and deeper, the ultimate goal is to get back to original lake depth. The first step is getting a wetlands determination completed. This will be done on June 6th.

Jenn Hoke asked if we will be cleaning out the entire lake. No, we will not, this project is only to build the silt retention pond.

Deb Bressler asked when the weeds will be gone in front of her property. She is unable to get her kayak in. Answer was probably not until the dam remediations are done and we are back up to full pool. Dan Ritts suggested using cinderblocks to build something out into the water to put her boat in. He volunteered to help and so did B. Ellenberger.

Ken Boyer stated it costs over 1 million dollars per foot to remove silt.

**Proceeded to introduction of members running for the BOD and a ballot vote for the BOD**

Terms expiring were Scotty Roberge, John Taylor, Tom Imblum and Van Hoffman. Van Hoffman has decided to resign, so he was not on the ballot. We want to thank him for his wonderful years of service!

On the ballot were Scotty Roberge, John Taylor, Tom Imblum, Darrel Crimmins and Jen Hoke. There are four open seats.

Those seeking to be on the ballet had previously offered bio’s that were delivered via email prior to the meeting. Brad asked if anyone wanted to add to their introduction, Darrel Crimmins and Jen Hoke introduced themselves.

D. Crimmins spoke about his career in law enforcement and his contributions to the community. S. Webb then asked D. Crimmins if he had the correct permitting for the work being done on his property. M. Ellenberger asked why he was questioning D. Crimmins’ integrity.

Scott Webb made remarks regarding candidate, Scotty Roberge, stating she has had a steady cognitive decline. President Brad Ellenberger stated to Mr. Webb he was out of line with his comments and he should be ashamed of himself. Multiple community members denounced S. Webb’s statement and pointed out Scotty had positive contributions to the lake and community. N. Taylor stated she has attended board meetings and not observed any cognitive concern.  Scotty’s daughter, Kim Sweger stated she was present at today's meeting not to defend her mother but to protect her from S. Webb who had sent over 80 emails over the past 2 years making repeated statements of slander and untruths regarding Scotty.  K. Sweger invited the community members to ask Scotty any question they wished her to answer but advised her mother not to respond to S. Webb, describing his behavior as bullying. Following this, additional members approached Scotty in support.

Jen Hoke introduced herself and discussed some things from her introduction letter. Paul Hedin questioned her about her position on allowing members to leave the association. Paul mentioned to Jen that one of the main things she wants as a board member is the ability to release members from their obligation to pay the maintenance fees that they are obligated to pay in their deeds.

 Paul mentioned that we need all the money we can to save the lake, not give it away. So, if we let like 10 houses out of their obligation to pay, who will be responsible to pick up the difference. Jen said that the remaining members fees will need to be raised to pick up the difference.

We proceeded with the voting. The votes will be tallied after the BOD Special Meeting

We proceeded to the BOD Special Meeting

**The votes were tallied:**

**Scotty Roberge-28**

**Tom Imblum-35**

**John Taylor-36**

**Darrel Crimmins-35**

**Jen Hoke- 20**

**Scott Webb had one write in nomination**

Noela Taylor motioned to adjourn the meeting. Jon Steiner seconded the motion. All were in favor. Meeting adjourned.