**SILVER LAKE COMMUNITITY ASSOCIATION MINUTES**

**February 7th, 2024**

Meeting was held at Tom Imblum’s house

**Members present:**

Kevin Gramlich

Brad Ellenberger

Maryanne Ellenberger

Tom Imblum

Jon Steiner

John Taylor

Sarah Hedin

Darrel Crimmins

Scotty Roberge-via phone

**Public Present:** None

**Brad called the meeting to order**

**Approval of Minutes:**

Brad asked for a motion to approve the minutes. Jon Steiner motioned to approve the minutes, Scotty Roberge seconded the motion. All were in favor. Motion passed.

**Treasury Report**:

Tom gave the treasury report. Sarah suggested we move some of the money in the Money Market account into short term CDs which have a better interest rate than our Money Market account. The board will look into current CD rates and find the best fit. We will revisit at our next board meeting.

**Payment of Bills:**

Stock and Leader-$1597.03 for filing civil notices, Stock and Leader-$227.50 for response to the Webb’s demand letter, KPI-$7455.38 for the H&H study, Stock and Leader-$2767.50 for preparing and attending the civil notice hearings for Boehm and Purshala and preparing documentation for the Court of Common Pleas. (Boehm and Purshala both stated they were appearing for the civil notice with intent to defend but neither party appeared at the hearing. After judgment was given in our favor, they both filed appeals.

**Collections Report:**

Maryanne discussed where we are with the Civil notices and Court of Common Pleas.

**Old Business:**

**Island and silt retention pond-** Sarah and Maryanne explained that the USFWS (US Fish & Wildlife Service) has approved our PNDI (Pa Natural Diversity Inventory-it is an inventory for rare and endangered species). This was the last thing we needed to get approval from Dep to start the project. We are now waiting to hear back from DEP.

**DEP/H&H Report-**We discussed that we are still waiting on final approval from DEP. Darrel asked what the next step would be. Kevin explained, DEP will tell us what rehabilitation is needed and then the engineer will do design plans for the rehabilitation.

**New Business:**

**Liability/Lake Insurance**-Tom discussed we were notified that our current carrier was no longer insuring HOAs. Tom has secured a new carrier to insure us. He explained that most carries no longer insure HOAs. The new yearly fee is $4300. Tom explained our previous policy was for 1-million-dollar coverage, 500,00 per occurrence, our new insurance is for 2-million-dollar coverage, 1 million per occurrence. He explained this was the only policy available that our broker could find.

**PALMS/ Lake Management-**Darrel Crimmins discussed the benefits of being a member of PALMS. The fee to join is $220. There is a conference February 28th and 29th. The registration fee is included with membership. Darrel will be attending both days and Brad will be going on the 28th. Darrel asked for reimbursement for attending (hotel, mileage and meals). Maryanne motioned to approve joining PALMS and reimbursing Darrel. Sarah seconded the motion. All were in favor except Brad.

We revisited our options for complete lake management. Maryanne asked Darrel to get us something in writing showing the yearly cost.

**KPI/H&H** -We discussed where we are with the money we have spent and KPI’s proposal. Their proposal was for $20,500.00. Brad reached out to them because we were going over budget. One of their invoices included surveying for $3000. This task was not included in their proposal. The total we will pay to KPI for the entire project is $23,500.00. KPI stated they will not charge us any more fees to complete the project. This is excellent news.

**EAP**-Sarah discussed where we stand with the EAP. This is required every five years and is due this year. Sarah and Scotty have been working on it, but the site has been down. Maryanne stated we are waiting for a proposal from KPI to complete the inundation map. We are required to have an engineer stamp on the map. Sarah and Scotty plan on having it completed before the annual meeting.

**Give Local**-John and Deb Taylor are working on setting this up for this year. We had a brief discussion on things we need to do to prepare.

**Maryanne motioned to adjourn, Sarah seconded the motion. All were in favor. Meeting adjourned.**