**SILVER LAKE COMMUNITY ASSOCIATION ANNUAL MEETING MINUTES**

**JUNE 1, 2024**

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

**Board Members Present:**

**Brad Ellenberger**

**Kevin Gramlich**

**Tom Imblum**

**Maryanne Ellenberger**

**Sarah Hedin**

**Darrel Crimmins**

**Scotty Roberge**

**Public Present:**

Van and Donna Hoffman, Megan Mcdermott, Paul Hedin, Kim Sweger, Carol Milligan, Leslie Romesberg, Cindy Crimmins, Jennifer Hoke, Ken Boyer, Deb Bressler, Daryl and Rose Sweger, John Salvadia, Emma Burgos, Noela, Ray, Nya, and Zeva Taylor, Brenda Himes, Kathi Kunkel, Julie Douville, Donna Marie Dietz, Donald Laughman, Dan Ritts, Lee Margot, Pam Fink, Mark Ream, Brian and Amanda Lauffer, Anna Over, Larry Cox, Liz Yingling and Dave, Amanda Allison.

**Brad Ellenberger called the meeting to order at 10:10 am.**

**President’s Report:**

Brad Ellenberger thanked the members for attending this meeting. He also thanked the Board for their time and dedication to saving our lake. Brad stated that we have accomplished so much in the last year. We are close to getting our Breach analysis and H and H study approved by the DEP. The silt maintenance project on the island has been started along with the lake management project. Brad asked that questions be held to the end of each agenda item.

**Approval of 2023 June Special Meeting Minutes:**

Brad Ellenberger asked for a motion to approve the minutes. Julie Douville made the motion to approve the minutes. Paul Hedin seconded the motion. All were in favor. The minutes were approved.

**Approval of 2023 June Annual Meeting Minutes:**

Brad Ellenberger asked for a motion to approve the minutes. Ken Boyer made a motion to approve the minutes. Scotty Roberge seconded the motion. All were in favor. The minutes were approved.

**Approval of 2024 April Special Meeting:**

Brad Ellenberger asked for a motion to approve the minutes. Dan Ritts made a motion to approve the minutes. Donna Marie Dietz seconded the motion. All were in favor. The minutes were approved.

**Treasury Report:**

Tom Imblum gave the treasury report. The report included information that the Association lost its liability insurance because someone reported to the insurance company that the Association had members working with chain saws and had non-members working at Association work parties so the Association lost its policy. A new policy was obtained at a higher premium than the one that was canceled.

Tom gave a detailed description of the profit and loss report. He also explained the balance sheet and bills paid in detail.

**Collections Report:**

Maryanne Ellenberger gave the collections report. She discussed the four older lawsuits that are pending in the Court of Common Pleas. Our attorney is going to file for a Status Conference for each of the four pending matters. His goal is to file for a Summary Judgment based on the case law, requiring the payment. If it can’t be resolved that way, he will request a pre-trial conference and hearing. There were six new suits. Four did not defend and default judgments were entered. Two property owners did appeal and they now pending in the Court of Common Pleas.

**Community Update:**

**Dam Repairs:**

Kevin Gramlich reported that the H&H report, which analyzes how water flows through our upstream area, through the lake, and out the lake, has been resubmitted. The status is effectively the same as it was last year, however we have gone through the reviews with the state.

DEP requested a minor change to the water-flow model, which required regeneration of the model. The requested change caused the computer simulation to repeatedly crash. Significant time was spent troubleshooting and repairing the program. Nevertheless, DEP has verbally approved the report and we are awaiting final approval.

Jennifer Hoke questioned if there has been any response from Penn Dot concerning the narrowing of the bridge, There has been no response. New flow figures are needed.

**Silt Maintenance Project:**

SLCA has been granted a significant amount of money for a silt maintenance project, which is construction of a silt retention pond around the island off of the entrance to Cardinal Lane.

A silt pond acts as a buffer which prevents turbulent silt carrying stream water from directly depositing material into the lake. Water in a stream bed moving at a high rate of speed hits the larger silt pond in which it loses speed which allows it to drop and settle out the particles before it enters the main lake. It can thus be removed from the silt pond easier than from the main lake body.

The regulatory requirements for projects near a waterway are intense, to which we’ve had to submit plans and receive approvals from YCCD, DEP, Army Corps of Engineers, even the York County History District.

There are two paths of water on either side of the “island” – the silt pond area nearest to Cardinal, and a bypass stream on the far side of the island. With these two pathways, we are able to dam off one and divert to the other. The bypass stream will need to be cleaned out first, then the silt retention pond will be dug out afterwards.

The worksite for this project has been prepped, with the major work described to be performed in September. There is lots of work to be done in preparation for the next phase, with work party dates being sent out via – email. We can use your help!!

The lake will be drawn down the day after Labor Day.

**Lake Maintenance:**

Sarah Hedin gave the results of our water test. Our lake water is good.

Darrel Crimmins provided a detailed presentation on lake maintenance with a focus on algae control. He presented information on the science of lake health and reviewed the pros and cons of numerous ways to care for a lake and the general costs of the options.

He explained that the board had received similar, but more detailed presentation. Based on the information provided, the board believes the best course of action was a self-treatment option. Darrel, with the assistance of others, will spray the entire lake monthly with a concentrated beneficial bacteria formulation designed to reduce ammonia, nitrate, phosphorus, and muck while improving water clarity.

Twice a month, he will apply time-released bio-pucks formulated to break down muck. The pucks are being applied to a five-acre test area. All treatments will be applied from May through September. Beginning and ending measurements will be compared to the test area. Both treatments are bacteria formulations, so the water remains safe for the wildlife, plant life, and recreation.

The annual cost for these treatments is a little over $6,000. Darrel explained this is a long-term plan to reduce the nutrients that algae use as a food source and so we will continue to get algae for some time. In addition to the self-treatment, an on-call treatment contract has been completed with a lake management company to apply algaecide treatments, should the board determine the treatments are needed. The board will be very judicious with requesting these treatments as they cost $1,500 to $3,000 per treatment.

**Pending Legal Item Updates:**

Darrel Crimmins provided a general update on pending legal issues. SLCA currently has ten open cases regarding failure to pay dues. These cases are in various stages, but most importantly there are judgments in all ten cases in favor of the SLCA. In a recent communication the SLCA attorney stated he will refresh activities on the four cases that have been pending for approximately three years in effort to bring them to completion.

Darrel also provided an update on the matter of Webb Living Trust vs. Silver Lake Community Association.

The SLCA Attorney recently sent a reply to the Webb’s Demand Letter. The original Member Demand letter and the response were sent to the membership. The board will continue to keep the membership updated on any activities regarding responding to the Webb’s or the Living Trust.

**Work Parties:**

Notification of work parties will be sent by email. Please mark your calendars as all help is needed and much appreciated.

**Vote on Board of Directors:**

Maryanne Ellenberger stated there are three ways to be on a ballot:

* Nominated by the nominating committee
* A petition signed by 5 members in good standing and presented to the board not less than 30 days before the meeting
* A nomination from the floor

Maryanne reported that the nominating committee nominated:

* Brad Ellenberger
* Kevin Gramlich
* Maryanne Ellenberger
* Sarah Hedin
* Jon Steiner

These names were on the ballot.

The board received no petitions to be on the ballot.

The members were asked if there were any nominations from the floor. There were none.

The five open seats were voted upon. The ballots were tallied by Julie Douville and Zeva Taylor.

**Bradley Ellenberger – 36**

**Kevin Gramlich – 41**

**Maryanne Ellenberger – 35**

**Sarah Hedin – 34**

**Jon Steiner – 42**

There were 6 write in nominations:

**Larry Cox – 7**

**Kathy Webb – 7**

**Scott Webb -5**

**James Wymer – 5**

**Alexis Henry -5**

**Jen Hoke - 2**

**The meeting was adjourned.**