

**CHESTER SHORES HOMEOWNER ASSOCIATION
ANNUAL MEETING JULY 24, 2004**

President Lilt Turner welcomed members to the meeting and called for additional proxies. The meeting was called to order at 3:10 PM. Proxies were received from: Jessie Fleming to CSHA board, John and Jean Holdcraft to Bill and Grace Holdcraft, William Hartnett to daughter Deborah Allen, Jim and Sandy Corsetti to Noel and Pat Casabonne, Stefan and Crista Cron to Frank and Bonnie Tucci, and John and Elizabeth Collins to Don and Kay Ackerman. No corrections were made to the minutes of the July 26, 2003 general meeting and they were approved with a motion by Don Ackerman and a second by Bill Holdcraft. Dick Lloyd presented the treasurer's report. All but one family has paid their dues. Total deposits as of today were \$13,105.00 plus a beginning balance of \$3,237.16 for a total of \$16,342.16. The total expenditures as of today were \$6,796.09. Checkbook balance was \$9,546.07. Dave Morton made a motion to approve the treasurer's report with a second by Kelly Sanvidge.

Committee Reports

Audit: Bill Fisher reported that the books for 2003 were found to be in order. Report was accepted with a motion by Dick Lloyd and a second by Tony Caruvana.

Beach: Bob Scott reported that the beach is in good shape. Movable boats need to be taken care of. A kayak rack was suggested and volunteers are needed to build and set it up. Reclaimed asphalt that was used at the west beach has been approved. The beach committee will move and reclaim some of the beach sand that has washed into the lake. Bob thanked Grace Holdcraft for organizing a group to clean up the beach.

President Turner reminded membership that there is an 11 PM curfew on beaches.

Beautification: Lilt thanked Frank Tucci for his work at the entrance.

Docks: Keith DellaVolpe reported that two docks are presently available. The point system was used to assign dock space. Keith asked for volunteers to help repair docks and serve on the dock committee. Those that do will be awarded 2 extra points.

Dues Default: It was reported that one homeowner has not paid dues for many years. The committee is looking for his current address and will take him to small claims court if possible.

Nominating: Kathy Lauritzen told membership that 3 positions are open on the board due to the expiration of Lilt Turner, Frank Tucci and Gary Repke's terms. The five candidates who will be introduced and voted for are: Bob Adams, Chris Carroll, Tony Caruvana, Kelly Sanvidge and Lilt Turner.

Roads: Barrie Kruithof reported that our roads have a lot of wash out due to the frequent and heavy rains. Brad will be contacted about adding stone to sides of roads. Members were asked to let Barrie know about any trouble areas.

Yard Sale: Jane Caruvana reported that her committee has been working since the beginning of July for the August 7th sale. She asked for members to sign up to help. Baked goods and food items are also needed to sell. All items brought to sale should be priced. Jane thanked Kay Ackerman, Beth Guiliano, Jan Mansley and Sandy Corsetti for helping to organize the sale.

Old Business: none

New Business:

Jane Caruvana a board member for the Loon Lake Park District, gave a report on the water quality of the lake. Nineteen samples were taken last week to check for ecoli and certain bacteria. Milfoil HAS been found and is growing one foot per day. When it is broken, it will float and then root itself. A sample was shown and everyone was asked not to harvest the milfoil found but to call Jane or Marv Cole. LLPD will send down their diver to remove the milfoil. There is also concern about the phosphorous and ph of the lake. Many dead snails have been found.

The Aiken Family presented concerns and suggestions for the west beach to the board and association. A request for increased parking is not possible. The board suggested that no more than 2 vehicles (car and or golf cart) per family be parked at either beach.

Cars at west beach must be parked so that an emergency vehicle has the right of way. Lilt reminded everyone that no golf carts are allowed on the beach. Putting a port jon at the west beach was also discussed. The neighbor is against this and space is limited.

Celine Olson expressed concern about water pollution from the asphalt used on the hill. Lilt reported that according to NYS Dept. of Enviromental Conservation, use of reclaimed asphalt is approved. Celine also suggested a retaining wall be built to keep the hill from eroding. The beach committee will look at options for the situation.

Harry Stoops made a motion that reclaimed asphalt not be used on any association property without permission of the membership. Celine Olson seconded the motion. After discussion and a membership vote, the motion was defeated.

Lilt explained a new policy that the board has instated. Effective immediately, no more than 15 members or renters and guests from one association household will be allowed on any common association property without written approval from at least 2 board members. There have been some problems with large groups using beach areas.

Tony Caruvana reminded members about Clam Bake to be held on August 21, 2004.

Dick Lloyd presented the proposed the 2005 budget. A \$55 dues increase was recommended due to an increase in liability insurance. Our present company will not renew our policy. The only quote received was for \$6,600 a year, an increase of \$2,330. The only other increase is \$1,000 for roads. The proposed budget would only leave a \$300 surplus. Bill Holdcraft moved that dues be increased to \$275 rather than \$255 to create a reserve. Elsie Whiting seconded the motion. The membership approved the increase and budget.

The membership voted and elected Chris Carroll, Lilt Turner and Kelly Sanvidge to 3 year terms on the board of directors. Gary Repke was thanked for the 12 years that he has served on the board. The meeting was adjourned at 5:00 PM.

Respectfully submitted,

Kathy Lauritzen, Secretary

Addendum: New officers for 2004-05 are: President – Lilt Turner, Vice President – Chris Carroll, Secretary – Kathy Lauritzen and Treasurer - Dick Lloyd

Chestershores Homeowner's Association web site should be up and running Oct. 1, 2004. The web address is www.ChesterShores.org.