

MINUTES
MEETING OF BOARD OF DIRECTORS
THREE LAKES COUNCIL
January 30, 2025

A Zoom meeting of the Board of Directors of the Three Lakes Council was held on January 30, 2025. President Janet Andersen called the meeting to order at 7:35 pm and thanked everyone for attending.

Present were:

Janet Andersen, President
Ron Tetelman, VP, Lakeside Association
Nan Dale, Treasurer
Judy Hausman, Secretary
Ellen Bailey, Perch Bay Association
Linda Broudy, Waccabuc Landowners Council
Kevin Karl, Lake Oscaleta Association, Long Pond Preserve Trail Steward
John Lemke, Lake Waccabuc Association
Jean Lewis, at-large
Paul Lewis, Two Lake Club
Frank Loverro, South Shore Waccabuc Association
T Rajwer, Lake Oscaleta Association

Regulatory requirements:

Jan Andersen thanked all for returning the conflict of interest certification signatures. The 990 tax return is not yet ready but will be distributed to the board for review and will be filed before May15.

Oscaleta culvert update:

Jan reported on the Town's grant to replace the Oscaleta culvert and reiterated that the Town has moved more slowly than she had hoped. The Town has drafted an RFP for the design engineer, with changes pending. She anticipated that this project may continue until 2027 or 2028.

Sewer proposal update:

While the Town did not receive funding for one of the grants needed for the sewer district, it did receive more than expected from another grant. Rather than waiting a year to re-apply, the Town will try to cobble together amounts: the original target is \$40M. Jan felt that the discussions on our Google group can guide us in identifying community questions that need to be addressed. The Map, Plan, and Report (MPR) is critical to answering these questions, for example, about the voting process and the average costs to homeowners to connect. The Town is targeting a vote on the project around October, depending on the funding status. Work on the sewer district project will not halt ongoing stormwater and stewardship actions. The Town does have enough money to proceed with the Kitchawan septic replacement project and we might learn as they go through the process to establish a tax district.

WCC project discussion:

The Waccabuc Country Club (WCC) beachfront renovation has become a divisive community issue. On January 22, 2025, the Zoning Board of Appeals declined to re-open a hearing on the club's approved variances and the Town Board declined this week to take a position on the Club's application for a liquor

license. Three Lakes Council will need to find a new location for our annual meeting, because WCC will not invite people who are litigating against the club onto their property, and 3LC will not exclude any members from our annual meeting. Ron Tetelman and Robby Rothfeld will look into alternative locations for the required members meeting. The Save Our Serenity group agreed to no longer use the 3LC Google group for their communication and the board agreed to enforce this. While WCC representative Peter Hall did not attend this meeting, our board acknowledged his recent explanatory email. Jan Andersen may ask him to name an alternate for meetings when he cannot attend. Jan emphasized that as head of both the Town Planning Board and our Board, she must recuse herself from these discussions, and offered to drop off the Zoom. The Board agreed to discuss this at the end of this meeting without Jan.

Long Pond Preserve update:

Winter is a quiet period for Long Pond Preserve. Kevin Karl asked for more help with trail maintenance and removal of invasive species in the spring. The mile-a-minute weevils do seem to be doing their job in the Preserve. The Town has taken no further action towards backstopping EOHWC for stormwater retrofit projects. Jan continues to nudge on this topic and understands that the Town's attorney will be meeting with the EOHWC attorney on this matter.

Septic enforcement:

The Building Department has been enforcing the requirement for proof of pump out within 5 years as part of closing out a building permit. So far there have been about 30 cases a month. The Department has also begun keeping track of these pump out dates for future reference.

Financial report:

Nan Dale reported stable finances. In 2024, we had \$33,000 of expenses against \$58,000 in income. We thanked Nan for setting up a sweep account: dividend and interest have yielded 7% of our income. She noted that 42 donors contributed \$250 or more and 12 donors \$1000 or more, holding revenues flat despite an overall decline of 15 members.

Ongoing items:

Jan asked approval for trying a different company to conduct the aquatic plant assessment in July/August. While this company (GEI) is somewhat more expensive, Jan feels they will be more communicative and more helpful with recommendations. T Rajwer suggested new technologies might make CSLAP and this assessment easier.

- Geese patrol in April
- Trout stocking in April/May
- Newsletter in June
- Stewardship and septic reminder postcards
- Jan will contact Doug Housman on the membership appeal.
- CSLAP will continue with 4 additional testing dates (total now 8)

No updates from associations.

Ice safety

Several members brought up ice safety issues, such as bubblers, ice fishing holes and animals crossing the ice. (NB: Jan followed up immediately with a community email reminding residents of safety precautions.) Jan will review our insurer's statements re any liability issues.

Next meeting tentatively scheduled for April 17, 2025: the board may need to meet earlier to discuss the logistics for our annual meeting.

Jan dropped off the Zoom call at 8:25 pm.

WCC project discussion, cont.

The board continued discussion of the WCC waterfront project without Jan. Nan and Judy Hausman spoke to the SOS position, especially on concerns about noise. The greater majority wanted the 3LC to stay out of this conflict and remain independent. Ron Tetelman and Ellen Bailey agreed to write a short statement incorporating diverse opinions.

Ron moved to adjourn and the motion was seconded.

Respectfully submitted,
Judy Hausman, Secretary