

MINUTES
MEETING OF BOARD OF DIRECTORS
THREE LAKES COUNCIL
September 18, 2025

The Board of Directors of the Three Lakes Council met via zoom on September 18, 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, Vice President
Nan Dale, Treasurer
Ellen Bailey, Perch Bay Association, Membership chair
Linda Broudy, Waccabuc Landowners Council
Susan Ellis, Waccabuc Country Club
Kevin Karl, At-large, Long Pond Preserve Trail Steward
Jean Lewis, At-large
Paul Lewis, Two Lake Club
Jonathan Peter, South Shore Waccabuc Association
T Rajwer, Lake Oscaleta Association

Recognition. Jan Andersen said that Paul Lewis had been recognized for his 23 years with Muscoot Farm with a Muscoot Spirit award. Also, September 19 will be Paul Lewis Day in Westchester. She noted that Paul is also a long-time Three Lakes Council volunteer and congratulated and thanked him.

New board member. Jan Andersen welcomed Susan Ellis as the new Waccabuc Country Club representative. Susan has taken over the role of Chair of the WCC waterfront committee. Peter Hall will remain an alternate.

Stormwater Retrofit at Long Pond Preserve. For several years The Three Lake Council has supported the plan of East of Hudson Watershed Corporation (EOHWC) to install retrofits on streams feeding into Waccabuc. This retrofit would significantly reduce the amount of phosphorus flowing into the lake. The remediation was deferred by EOHWC because of a potential lawsuit. Jan Andersen reminded the board that they had previously agreed to ask the Town to backstop EOHWC in the event they got sued, and we had budgeted \$25,000 to help support this effort if EOHWC had legal costs. That attempt to work through the Town has stalled. Jan Andersen asked for a motion to agree to backstop EOHWC directly rather than through the Town, and to send communications to the EOHWC to that effect. Jean Lewis moved, T Rajwer seconded, and the motion passed.

Oscaleta culvert update: Jan Andersen reported that many people have expressed concerns about the deteriorating condition of the culvert. The Town is considering limiting traffic to one lane over the culvert, with stop signs, to try to limit further degradation. The Town Engineer has also recommended halting boat traffic under the culvert. When questioned, Jan said she believes this is to limit Town liability. She reminded the group that engineering is expected to take over a year and that construction is not likely to start until 2027.

Sewer proposal update: Jan Andersen told the board that the cost of the total sewer project is has grown from \$40M to \$49M. The Town has gotten approval or tentative agreement for about \$37M of grants, and is looking at ways to find the remaining funds. The Town submitted a grant application for an additional \$10M, and is pursuing \$2M from other sources. We should know about grant status around year end.

Jan reported that the Kitchawan Septic District project is moving forward, and believes that could be a viable alternative, especially if the Town does not get funding or if the sewer district vote fails. The Kitchawan proposal is for an enhanced septic tank and fields to be placed at every home. The new tank technology removes in excess of 90% of the phosphorus and contains a disinfection chamber. Kitchawan homes will have a \$600 annual fee compared to ~\$1500 for the sewer proposal. This generated discussion and requests for additional information. Jan recommended that the board read the Kitchawan project document and will distribute the link for the document when it is put on the Town's website.

Marketing plan: Jan Andersen referred to the distributed marketing plan. The board was very supportive of getting a CRM system to help manage communications with the community. The general feeling was that the website, newsletter, and logo were a lower priority, and they questioned the need for extensive social media outreach. They suggested that additional people be trained on the CRM system, but no one stepped forward to lead or join the marketing project. Jan Andersen moved, and Ron Tetelman seconded that \$2000 be added to the budget for the marketing plan, and the motion carried. The new budget is attached.

Financial report: The distributed budget statement contained 2024 and year to date 2025 financial results. Jan thanked Nan Dale for her continuing work with M&T bank.

Ongoing items:

- CSLAP water testing will continue as normal with supplemental shoulder season testing. Carlos and Carlos Fonseca were recognized for their help with CSLAP testing on Rippowam.
- Septic information continues to be a priority. We agreed it is time to take down the Get Pumped signs.

Weeds at the channels. Kevin Karl reported on the attempt to use a "lake mower" tool to clear the channel entrance from Lake Oscaleta. It may take some learning but seemed to clear a path well.

Help wanted: Kevin Karl can use help on Long Pond Preserve maintenance.

Association update: No associations had updates.

Next meeting: The next scheduled meeting is October 16, 2025.

Jan thanked everyone for attending.

Adjournment: Ellen Bailey moved, and Jean Lewis seconded that the meeting adjourn at 8:44 pm, and the motion carried.

Respectfully submitted,

Janet Andersen

Janet Andersen, President

3LC Annual Budget - Board meeting September 18, 2025

	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 YTD	Notes
Income					9/6/2025	
Membership & Donations	\$ 55,871	\$ 40,000	\$ 55,822	\$ 40,000	\$ 50,763	
Investment income	\$ 3,620	\$ 3,600	\$ 6,016	\$ 7,000	\$ 5,636	sweep account
Expenses						
Lake Studies						
CSLAP	\$ 1,410	\$ 2,400	\$ 2,400	\$ 2,400		increased fees
NYSFOLA Membership Dues	\$ 250	\$ 250	\$ 250	\$ 250		
Lake Consultant Goop/Zoop		\$ 1,500	\$ 1,347	\$ 1,800		annual sampling
Water Testing (Non-CSLAP)	\$ 1,631	\$ 3,000	\$ 1,369	\$ 3,000	\$ 752	shoulder season sampling
Implementation of Watershed Plan*		\$ 2,000		\$ 2,000		Shoreline planting, basin inserts?
Equipment & standards*		\$ 1,000		\$ 1,000		testprobe / calibration standards
Stewardship (3 Lakes Only)						
Fish Stocking	\$ 1,450	\$ 1,500		\$ 1,500		
Goose & Beaver Control		\$ 500		\$ 500		
Waccabuc Dam*		\$ 500		\$ 500		
Channel tree removal	\$ 6,400	\$ 10,000	\$ 3,200	\$ 10,000		
Boat Stickers	\$ 13	\$ 15	\$ 41	\$ 30		stamps
Petrucelli*		\$ 10,000		\$ 10,000		In case land is offered for sale
Septic studies actions	\$ 523	\$ 4,000	\$ 105	\$ 4,000	\$ 264	Septic / sewer district outreach
Stewardship (Long Pond Only)						
Long Pond Preserve Stewardship	\$ 560	\$ 3,000	\$ 3,288	\$ 5,000		mowing / trees
Long Pond Preserve Security		\$ 7,500		\$ 7,500		police patrol placeholder
Long Pond EOH legal	\$ 3,350	\$ 25,000		\$ 25,000		discussion - backstop
Invasive Species						
Invasive Species Monitoring	\$ 6,808	\$ 8,000	\$ 8,737	\$ 10,000	\$ 3,995	plant survey
Education & Outreach						
Annual Meeting Potluck	\$ 1,575	\$ 2,500	\$ 1,878	\$ 2,500	\$ 2,005	
Newsletter / Stewardship Mailings	\$ 2,177	\$ 2,500	\$ 2,253	\$ 3,000	\$ 2,364	newsletter & postage increasing
Website	\$ 102	\$ 20	\$ 12	\$ 1,100	\$ 15	3 year cycle
Professional Conf/Meetings*						
Educational Seminars*		\$ 1,000		\$ 1,000		Pay speaker(s)?
Marketing plan				\$ 2,000		added 9/18/25
Overhead/Administrative Expenses						
Insurance	\$ 5,634	\$ 6,500	\$ 6,313	\$ 7,000	\$ 5,600	Increasing costs for liability
Taxes/Fees	\$ 723	\$ 800	\$ 573	\$ 800	\$ 592	Real estate, NYS Charities, PO Box
Admin-Printing/Membership/ Fundraising	\$ 2,464	\$ 2,500	\$ 2,475	\$ 2,500	\$ 1,866	May & November appeals
Software (Quickbooks/Zoom)	\$ 75	\$ 75	\$ 145	\$ 85	\$ 260	Zoom price increase
Bank Fees	\$ 71	\$ 100	\$ 319	\$ 360	\$ 643	M&T sweep & Benevity Fees
Contingency		\$ 1,000		\$ 1,000		Contingency
TOTAL EXPENSES	\$ 35,215	\$ 97,160	\$ 34,704	\$ 105,825	\$ 18,357	
Income - Total Expenses	\$ 24,276	\$ (53,560)	\$ 27,133	\$ (58,825)	\$ 38,042	
* Denotes "soft items" - managed depending on organization resources and volunteers						
costs to operate (ins, news, annl mtg, fees)	\$ 8,077	\$ 9,975				
w/ fundraising	\$ 10,541	\$ 12,475				