

## **Minutes of the October 9, 2023, Meeting – Forest Lakes Club**

Chairman Jeffrey Vincent called the meeting to order at 8:00 p.m. Members of the board present included Gary Branning, Len Bicher, Randy Palen, Jack Quirk and Greg Smith. Debbie Devenny was unable to attend the meeting.

### **Treasurer's Report**

We currently have \$29,169.26 in the special assessment account, \$10,873.71 in the Byram Twp. escrow account, \$31,515.79 in the Dam Assessment account, \$80,345.82 in the operating account, \$34,717.17 in the MMF for a total of \$186,621.75.

### **Discussion**

The new board members Len Bicher, Randy Palen and Jack Quirk introduced themselves to the existing board members. Gary Branning, Greg Smith and Jeff Vincent also gave their background information to the new members.

A motion was made by Greg Smith and seconded by Gary Branning to approve the minutes of the September 18, 2023, meeting as read. The motion was unanimously approved.

Greg Smith gave the board an overview of the Forest Management Program for the Forest Lakes Club. Greg Smith met with the club's forester, Chrissy Harrigan, on October 2, 2023, to discuss our current plan which expires on October 31, 2023. Plans need to be updated every ten years. The Forest Management Program saves the club a significant amount on property taxes and helps keep our forest healthy.

Chrissy Harrigan will begin preparation of a new ten-year plan; the cost of the preparation is \$2,800.00. the club's first priority will be removing ash trees; probably for the first five years of the plan. Tree planting will also be a priority. The board plans on planting approximately 200 trees each year which will include red oak, white oak, sugar maple, tulip.

A significant amount of ash trees will be cut down by the end of November 2023 and the wood will be available for purchase by members.

The board reviewed an estimate to remove the vegetation from the dam for \$1,800.00. Our agreement with the Bureau of Dam Safety requires that we clear the vegetation from the dam in late spring and late fall. The motion was made by Greg Smith and seconded by Gary Branning to accept the proposal submitted by Lakeland Landscaping. The motion was unanimously approved.

The board also received an estimate to remove the small tress from the bottom of the dam (also required by dam safety). The board is waiting for an additional estimate and will make their decision once they review the additional estimate.

A member of the club asked to have their daughter's wedding at Main Beach on Saturday, September 28, 2024. A motion was made by Greg Smith and seconded by Gary Branning to approve the request. The motion was unanimously approved.

Discussion (cont.)

The board also received a request from Amy Smith and Kristin Vincent to take “Pictures at the Lake” on November 4<sup>th</sup> and 5<sup>th</sup>. A motion was made by Gary Branning and seconded by Jack Quirk to approve the request. The motion was approved by Gary Branning, Jack Quirk, Len Bicher and Randy Palen. Greg Smith and Jeff Vincent abstained due to a conflict of interest.

The board received a bill from the State of New Jersey for payment of the dam assessment which is due on November 2, 2023. The club forwarded the bill to Byram Twp. and Andover Twp. for payment.

There are three years left in the repayment of the loan to refurbish the dam.

The board’s attorney sent letters to two club members who were advertising their properties Airbnb for short-term rentals advising them that members under 65 must be with their guests when using club property. Both members removed their properties from the website. One non-member continues to advertise their property and the lake on the website. The board will be following up with a non-member and asking them to remove information about the lake.

The board received an email from a club member asking the board to remind members that in NJ it is not legal to supplementally feed deer. There are also several other reasons not to feed the deer which will be included in an email alert to members.

Parking on Byram Twp. roads was also discussed by the board. The board has received complaints from members regarding vehicles parked on narrow roads with blind curves which present a significant hazard. Also, members are asked to park their cars in their driveway to prevent possible accidents.

A letter was sent to all residents/members with property on Forest Lakes Dr. reminding them that the club property across the street from their homes is not to be used for dumping. This includes but is not limited to leaves, grass clippings, shrubs, tree branches etc. Homeowners on Forest Lakes Dr. were also asked to advise their landscaper, if they use one, not to dump on club property.

A motion was made by Gary Branning and seconded by Randy Palen to adjourn the meeting at 9:40 p.m. The motion was unanimously approved.

