

Silver Lake Institute
Board of Trustees Meeting – July 13, 2024

Present: Colleen Christmann, Kevin Colburn Bob Cook, Brad Huber, Jill Knitter, Tom Kraft, Jim Kwiatkowski, Jeanne Owens, Kris Schultz

Absent: Julie Hoffner (conflict with SLI Program at Stoody), Peggy Phillips, Bill Schaefer

Visitors: Larry Beman, Patty Canfield, Candace Hopkins, Dan Longhany, Sue Palmer, Joe Szwaczkowski

Opening Prayer: Tom Kraft

Declaration of Quorum: 9 of 12

Visitor's Concerns:

- Formal Complaint: Longhany/Canfield owning 6958 Wesley Avenue (one home up from the lake) has issues with neighbor who is the current owner of the AirBnb. Two cars are parked in the Longhany/Canfield driveway that do not belong. Adams/Shumanski may have purchased a rightaway but never registered with the County. No survey completed at that time. Abundance of garbage and debris on the property for three years. Has never had a dumpster. Has never been to code. Possible electrical wiring issues outside the house. Rules Committee will review. Colleen Christmann offered to have Patty Canfield file an owner complaint/report through AirBnb directly.
- Patty Canfield expressed concerns regarding the raise in fees. Kevin explained the general increase in costs.
- Audience question raised regarding the extension of the Blue Dock. Discussion ensued.
- Board received written letter from Longhany/Canfield family relating to the SLE Marina dock, hoist, and fishing space. Discussion ensued. Solution would be to permanently switch marina space to Slot #6 (immediately if possible). Dock is unsafe. Derick will be asked to stabilize dock. Agreeable to all parties involved. Lease agreement will be updated to include actual sizing of hoists for space allotted.

Bookkeeper/Registrar: Jeanne Owens for Craig Bateman

- P&L statements distributed to Board
- Presentation of thank you note from Young Life for camp donation
- Trees:
 - Hedding Road (Hiler) – Remove dead tree – board letter sent June 1, 2024
 - Janes Road (Hopkins) – Removal of four dying trees along Janes Avenue by road. Hopkins' have no replacement plan in place until certain the three other hemlock trees are not also dying. Candace presented board with cuttings showing an Asian disease. Discussion ensued regarding the \$50 donation per tree or replacing tree. Kris suggested appealing to the Board. Rules committee to discuss.
- Taxes
 - 2023 Back taxes \$252.00
 - 2024 taxes - \$112,692 received; about 86% received
 - 24 residents have not paid equating to 14%. Plan is to mail letters on July 27.

COMMITTEE REPORTS:

Finance: Kevin Colburn

- Kevin has been in contact with the bank about opening a new letter of credit

Investments: Kevin Colburn

- No update since last meeting
- June 30 statement will be received in early August

Spiritual Life: Larry Beman

- Sunday morning services have begun. The schedule is as follows:
 - July 7 – Jim Kwiatkowski
 - July 14 – Rev. Mary Martin
 - July 21 – Celebration of Life (Epworth)
 - July 28 – Sue Russell
 - August 4 – Tom Kraft
 - August 11 – Super Moon
 - August 18 – Christmas in the Summer with Eric Kelly

August 25 – Rev. Marvin Kger

September 1 – Three Institute voices telling how SLI is individually spiritual

- Celebration of Life continues to be a special event for families around the lake who have lost loved ones during the past year (15 people). Special thanks to Suzanne Bristow and Joan Maddison for the hard work they do to make it happen. Larry is seeking volunteers to help setup Epworth on Saturday, July 20, at 11:00am if anyone is available.
- The mission giving (50% of the offering) will again go to the Asbury Retreat Center for their feeding ministry
- Larry and Barbara are collecting school supplies at the Christmas in the Summer event. They will be given to Community Action for distribution.

Programs: Peggy Phillips for Julie Hoffner

- The SLI summer program is in full swing. The opening event - the bike parade and Piñata - was a huge success with about 50 kids and grownups participating. There were many kids who participated in the art project in the park on the 4th and the opening concert was a huge success in spite of the sprinkles of rain. There were 250 in attendance including 30 people on boats, 15 children, and many people listening from their porches. The donations for the evening were \$217.
- The first Dessert on the Dock was held in Hoag because of the weather. There were 17 people who enjoyed the fellowship and great Dessert. Looking forward to a great summer.

Playground: Peggy Phillips

- Four square pad was painted with bright colors for everyone to enjoy
- Butterfly garden was completed behind the backstop at the park and is already attracting butterflies along with hummingbirds
- Baseball field was upgraded with foul lines and new bases were placed
- Plantings around the trees continue
- Pickleball court was cleaned in preparation for new lines to be painted
- Court leveling scheduled for Fall
- New toddler swing was installed

Board Action Requested:

- *Decision on what to do with old wooden toddler swing that was taken down. Suggestion was made to raffle with money being donated to Burt Park. Colleen*

and Peggy to work together. Maybe at the Community BBQ being planned for August.

- *Would like to purchase saucer swing to be installed next to toddler swing in place of the two swings. Need board approval? **Within budget, go ahead.***

Silver Lake Association: Peggy Phillips

- Silver Lake Association Directories and 2024 stickers are still available. Contact Peggy Phillips (336-817-8720) if you are interested in purchasing.
- July 20 is the date for the Golf Tourney at the Club on Silver Lake. Still accepting donations for the raffle basket from the Institute to raise money for CLEAN. Contact Peggy if you wish to donate (money, gift cards, golf-related items, lake-related items)
- SLA updates can be found on their website at <https://silverlakeassociation-wny.org>

Children's Program: Peggy Phillips

- The next SLI-sanctioned children's program is scheduled on August 17th - Movie in the Park, hosted by Lisa Schiske and Brant Penman. Movie TBA.
- Many pop-up children's activities happening at the Gazebo in the Park. Follow the SLI Facebook page for updates.

Legal Affairs: Kevin Colburn

- No activity since last meeting

Grounds: Kris Schultz and Jill Knitter

- 2024 paving plans to be sent to two paving companies for estimates. Send Kris Schultz a note for any areas you have concerns with. Paving will be scheduled after the close of our summer season - September or October.
- Continuing inspections and conversation with Ross at 3935 Thompson Avenue property to mitigate drainage issue cause by unapproved excavations of the south end of Thompson Ave. Ross still needs to seed all open areas.
- No feedback from Mark Maternowski, 3943 Janes Avenue with new concerns with noise level
- Completed property inspections as well as tree inspections. Jill has a person from Wyoming County Cooperative Extension to look at the tree off Ames Avenue.

- Jill will get together with the Rules Committee to discuss how to proceed with the properties that have issues.
- Jill spoke to Philip Benedict who cleaned gutters at Epworth. He is willing to do both Epworth and Hoag for \$200 each. Jill has contacted four contractors to come out and look at the Blue Dock and Marina for bids to replace/reinforce both as well as upgrade the parking area. The first one will be on Monday at 6:00 pm.
- Number of ash trees need to be removed. Nate from Cornell will be here on Tuesday. \$17K anticipated for removal, trimming, etc.
- Four contractors for bidding on the crack on the Blue Dock foundation and maybe include parking area. Kris has a second company coming in and will also take a look.
- Discussion regarding the removal of bush of the Sea Serpent sign. Discussion ensued regarding planting of trees for shade.

Motion to remove bush: Jill Knitter / Second: Brad Huber / All in favor

Lakefront: Jill Knitter

- Completed Lakefront Inspections - All minor, Craig held waterfront invoices until inspections were completed and will mention any issue(s) in the individual letter

Treasurer's Report: Jill Knitter

- As of today, we have approximately \$113K of the \$132K in taxes. Letters will go out before the end of this month to the residents who have not yet paid.

General	\$100,140.03
SLE	31,841.54
Rental	8,004.77
Reserve	1,162.31
Epworth	<u>51.00</u>
Total	\$141,199.65

Hoag: Jim Kwiatkowski

- Contacted the two masons on the status of their quotes. Riverside sent the Hoag pointing quote and will send the Epworth quote as soon as it's ready. Cassidy Masonry is yet to provide the quotes.
- Contacted Ellis Painting and Keen Painting to provide quotes for Hoag

- Jim would like to purchase two shades for the west windows of Hoag. Larry would like to build cabinet under the old sink for storage. Discussion about capping the toilet in the padlocked storage area. Possible painting needed on the west side. Jim will provide estimates to the board.

Stoody: Bill and Kathy Schaefer, Linda Mairs

- Saturday morning cafe begins July 13. All dates are taken. All supplies have been purchased.
- Residents are reserving Stoody for private use and the Program Committee is using it for speakers and coffee houses.
- We would like to be included in the discussion for purchases of building equipment and renovations
- Stoody will be in full use for SLE

Silver Lake Experience: Kathy Schaefer

- People are still registering - 165 registered with over 100 each day
- All concerts have over 100 registered to attend
- 22 workshops are closed
- Everyone is working on last-minute details to get ready for the event
- If you are interested in volunteering contact Julie or Jeanne
- If you are interested in being on the Logistics Team contact Bill

Long Range Planning: Bob Cook and Tom Kraft

In discussion with Suzanne Bristow, we have decided to seal the bricks in the straight part of the Heritage Walkway. This means that no more engraved bricks can be added to this part of the walkway. The curved area by the dock will still be available for adding engraved bricks. Contractor has been called with no response.

Communication Committee: Colleen Christmann and Jeanne Owens

- New Residents Meet & Greet was another success. Three new families attended along with guest Kay Swyer, the Castile Historian. Each resident received a welcome basket filled with great information, an SLE mug, a 2024 SLA membership, an Asbury pool bracelet, homemade Banana Bread, etc. The feedback from the residents was extremely positive. Thank you to our volunteers

who attended, our speakers, tour leader tours and baker - Jeanne Owens, Bill & Kathy Schaeffer, Sharon Pratt, Larry Beman, Barbara Bruce, and Brad Huber. We look forward to this annual event.

- Brad Huber has graciously agreed to build the Burt Park Information Sign this summer to be placed at the old “a-frame” sign. The fundraising money from last summer's efforts of \$289 will be used for this project. Colleen to reach out to Bill Schaefer and Sharon Pratt regarding sign in Epworth’s basement for repurposing.

Rules Committee: Tom Kraft

- A number of letters have been sent to residents in serious violation of our rules. They are in process. We are watching and inspecting the properties. Some have made significant progress and others we are preparing to begin fines as soon as July 15.
- At our recent Rules Committee meeting we discussed our current process for letters and fines and agreed to continue our current process. We had an extended discussion about the current letters that have been sent and the progress so far with each property. The good news is we are getting responses from most of the people who have been sent a letter. Some have fulfilled expectations, some have work still to do, and some are in discussions with us. One has not responded at all, and we think they are avoiding receiving the letter.
- We talked about a violation of our “camping” rule for a property on Thompson where a camper is being stored on Institute property. Discussion ensued realizing that requesting the camper be moved to the meadow, as per our rules, would only result in the camper being moved from our property to 40 foot away on our property and would be rather impractical. So it is the committee’s recommendation that the property owner needs to ask for permission to store the camper where it is, with a clause that removes any liability on the Institute’s part. We had further discussion as to the purpose of keeping this land, as opposed to selling it, but felt that was beyond our mandate as a committee and needed to be discussed by the Board.
- Discussion regarding some other Institute properties and agreement with a recommendation by the Grounds Committee to wait to begin the process with other properties
- We began a discussion about renting properties and felt it was too complicated an issue for this meeting and will be discussed in August

Grants Committee: Brad Huber

- PNY Historic District - Update in Executive Session
- Sea Serpent Sign - We need a photo of the sign surrounded by people, which wasn't possible during the rainy concert. It would be most appropriate if we could get the SLI Board of Trustees standing near the sign.
- CFA Epworth Ground Floor Grant - WYCO connected the west side downspouts to the new drainage pipes and Craig Bateman is arranging for their payment. After ProForm replaces the gutters, we will request reimbursement from the grant agency for both jobs. We should be receiving two estimates for masonry/concrete work soon, which would be the next phase of this project. This work will be scheduled when the Board advises (and is prepared to pre-pay the contractor).
- DASNY - Our good friend from the Landmark Society, Larry Francer, is still trying to help us with this. From his July 3 email: "... I heard from Senator Cooney's office and they asked if you could please send a brief description of the current project and amount that would be needed..." We provided the details and thanked him. It's time to send another letter to Kathy Hochul – which was completed and signed by the board.
- Private Investment possibilities - Erin Anheier invited another member of the Landmark Society to tour our three buildings, and he was very impressed. He shared some ideas about other funding opportunities the Board might like to pursue in the future.

Epworth: Kris Schultz for SLI Board

- Still waiting on estimates from two commercial masonry contractors. This work is covered in the current CFA grant, 156k.
- WYCO completed the work connecting the west side downspouts to the new curtain drain. We continue to get new ideas involving the renovations.
- Straw was placed to improve the lawn restoration
- Gave a tour of our three SLI buildings with Craig Burton of the Landmark Society, arranged by Erin Anheier. Craig has strong contacts with local commercial bankers.

Nomination Committee:

- Peggy Phillips, Kris Schultz, Jeanne Owens, and Bill Schaefer's seats are up. No update provided.

History & Preservation: Brad Huber

- Wood Window Workshop ticket sales are closed. We sold 22 tickets and have spread the enrollment over two weekends for better quality of instruction. Four windows/eight sash have been removed and are undergoing prep work for the weekend. Three additional sash under the stairs will also be repaired for a total of 12 sash. This will conclude work on the east facade of the building.
- All windows removed for the 2023 Wood Window Workshop have been restored and returned to Epworth
- A privacy curtain was added to the bathroom now that this window is restored

OTHER BUSINESS:

- No other business

Motion to adjourn to Executive Session: Brad Huber

Second: Tom Kraft • All Approved

Board Action Requested:

- *We are asking the Board to approve a waiver to store a camper on Institute property along Camp Road as a practical matter – executive session*
- *We are suggesting a discussion about selling property we have little use for – executive session*

Al Fink's rightaway – SLE will not offer it for sale at this time.

Owens waterfront willow bush

PNY Grant - \$10K Landmark Society to expand.

Motion to accept Brad / Jill seconded

Holding event – John Ritigliano (Genesee Valley Conservancy) July 23 meeting at Kevin's. Use Epworth in late September, early October, hold a picnic. Wants a possibly hold a fundraiser.

RV – a letter will be sent to Thompson and Camp. Move it or sign an agreement of liability. Issue is a second one has appeared. Purpose would be to have it regulated by the board which includes a waiver. Rules needs to be more detailed regarding camping, campers, etc.

Joe