

Cossayuna Lake Improvement Association

Board of Director's Meeting

April 30, 2021 - 7:00 pm

In-Person and Via Zoom

Meeting called to order at 7:02 pm by President Evelyn Costello.

Directors Present In-Person: President Evelyn Costello, Vice President Lynn LeCours, Secretary Anne Marie Marrone Caliendo, Ed Costello, Gene Henry, Nancy Hieber, Tim Hopkins (via proxy), Lynn Pollock, Sheila Rappazzo, Tom LeCours and Lynn Wilbur

Directors Present Via Zoom: Treasurer Rick Ryan, Joanne Bonacker, Mary Ferguson and Peggy Pahoulis

Directors Not Present: Charlie Cooke

Information shared by Corrina Aldrich, District Manager of Washington County Soil and Water Conservation District regarding septic tank replacement funding.

- DEC jump started the program with funding and didn't notify County. Contract signed and returned to environmental facilities corporation. Waiting for that to be returned before they can move forward with anything. Agreement indicates contract will run from April 30, 2021 until December 31, 2026.
- County awarded \$250,000 for two water bodies – Cossayuna Lake and east side of Lake George.
- Goal is to reduce nutrients in the lake. Having this as a component of our lake management plan was an important piece of land owners being eligible for this grant.
- Corrina provided the Board of Directors with packets containing more information on eligible costs and ineligible costs. Funding is for septic systems failing or deemed likely to fail. In order for system to be determined if failing – may require pump-out (which is not reimbursable). First step is District will create a map layer of all properties within 250 foot buffer area from water's edge which would qualify them. They will then issue a template letter to those identified parcels which fit into the buffer. There is no requirement for a land owner to do anything as a result of receiving the letter. Land owners can then decide if they have a known issue with system – or a potential concern – they then fill out a two page application.
- County will then work it as a grant process with timelines within which they will accept applications. County to review applications and then decide which systems qualify. Land owners will get approval or denial. Application requires some upfront costs by land owners which may be done in vein if they are not approved.
- Land owner pays in full for the project and then files for reimbursement. Land owner must keep proper documentation to ensure reimbursement. Reimbursement is from

Environmental Facilities Corporation – the County does not have these funds. The County has heard that the EFC is good about rapid turnaround for reimbursements.

- Maximum reimbursement per homeowner is up to 50% of the eligible costs – with a dollar maximum of \$10,000 in reimbursement. Anything beyond that the land owner is responsible for.
- Brand new systems (new build, new lot) do not count. Only those currently affecting the water quality of the lake are eligible to be considered.
- If there are more applications for failing systems than there is funding, then the County can go back to DEC to request another contract and request additional funds.
- Anyone interested in finding contractors who can assist can Google “Washington County Septic Removal”.
- Corrina to follow-up on whether the land owners who receive the reimbursement will be issued any type of tax form (i.e. Form 1099) which will reflect the fact that the land owner received these funds. This could be a tax liability for the land owner within that tax year in which the funds were received; so land owners should be made aware of that in advance.
- Corrina can be contacted at corrina.aldrich@ny.nacdnet.net or 518-692-9940 x123.

Minutes:

A motion to accept the minutes of October 24, 2020 was made by Lynn Wilber, Anne Marie Marrone Caliendo seconded the motion. The motion was passed unanimously.

Treasurer’s Report:

Report was sent in advance of meeting by Rick. So far this year we are up \$3,600 as of close of business Wednesday, April 28th as compared to last year this time. Additional deposit just made by Nancy and additional funds in PayPal account. Currently at \$17,500 in Lake Management account which Sheila made motion to accept Treasurer’s Report; Tom LeCours seconded.

Report of Officers:

No discussion.

Report of Committees:

Lake Management Task Force - Lynn W.

Sheila discussed the preliminary assessment which includes mostly curly leaf pond weed in 2/3rds of the lake. If we had money – we should treat the whole 75 acres; but not enough funding to do so. On an estimated basis, treating the whole 75 acres would cost about \$36,000 which is \$100 per acre foot. On average, the depth that is treated is about 3½ to 4 feet – but this will vary. Base (fixed) costs are \$9,215 no matter how many acres are treated. Expect the acreage needed to be treated to decline each year. If we treat 60 acres it would be \$30,500 approximate cost. For 50 acres it would be \$27,000 approximate cost. Waiting to see the map to check what they have identified as problematic areas. Our permit allows us to treat up to 75 acres; we hope to get funding to treat the entire allowable area. The more we treat, the less the fixed costs are per acre. Based on current status, we have about \$17k in bank – and we have additional money which naturally comes through in next few months.

Lynn W. made motion – Tom seconded – to utilize an additional \$20,000 if necessary and put it towards lake management. We need to wait to see how much is recommended to treat before finalizing plans. The Board was all in favor of moving in this direction.

Washington County is getting \$11.8 million in Federal Stimulus Funds. Evelyn had a meeting with Bob Henke, the Argyle Town Supervisor who also sits on the Washington County Board. It is the Board which will be making a decision on what happens with the stimulus money. Bob indicated the CLIA should go in with a request for a specific amount of funding; that will provide a greater likelihood of receiving any of the stimulus funds through the County. Towards that end, Bob will provide Evelyn with five minutes at the May 21st meeting with the County Board. She will propose to them a funding request of \$20,000 per year for each of the next five years. Bob will meet with Evelyn in advance of the meeting to let her know what the Board needs to hear from the CLIA to get a better shot for the funding. Bob took a copy of the press release and brought it up at their last meeting; so they are aware of it and our issues. There was a discussion about trying to determine where the visitors to Lake Cossayuna are coming from.

Lynn W – plans to continue conversations with Stephen Gaughran, a marine biologist in the department of Ecology and Evolutionary Biology at Princeton University and one of the newest CLIA members. Would like to more actively utilize the rain gauge and temperature gauge to begin adding that data. Wind direction will also effect lake levels.

Additionally, hoping the oxygen meter and conductivity meter can be better utilized with the assistance of Stephen.

Membership – Peg

To date, there are 149 households who have signed up for memberships. There were 152 last year at this same time. Of the 149 households, there are 191 voting members. Last year for more household memberships there were 185 voting members – so we are ahead this year on voting members. This year there are 13 new members. Around the lake we are seeing many new sales, new purchases, and change of hands. There are also nine new residents to the lake who are also new members. Contact directory is very popular – almost everyone wants to be in it.

Spillway - Gene

Gene has been at spillway every day since he's been at the lake. Gene raised the gate about five inches because of the rain...he planned to check it again the morning after the Board meeting. Gene painted yellow on the top edge of the boards on either side of the spillway so he can perform an easy visual inspection to determine whether the water level is above, at or below the preferred spillway level. Gene mentioned how he can always let the water out, but obviously cannot let it back in – the spillway isn't an exact science but hopefully the yellow paint at the top of the boards will help for easier and regular monitoring. Nonetheless, the lake level is always within a couple of inches. In past we have lowered the lake before putting the herbicide in, however the Department of Environmental Conservation has indicated that practice is not permissible.

Building and Grounds – Tom

John will begin working on sanding/prepping/painting the floor. We will rent floor sander; wet mop it and then paint – all weather permitting. Lynn L. indicated that she and Tom have a free rental at Aubuchon which they will put towards the rental of the sander. Building water will be tested next week. Deck to be stained the same color as the pavilion.

Tom would like to create a railing on the western side of the pavilion due to the drop off which presents a safety issue. Tom indicated this can be done in-house.

Beach area/dock/shoreline – the fence is down, a tree is fallen and the entire area needs maintenance – Gene asked that these items be addressed. Given the focus on raising money for the health of the lake – Evelyn recommended we should recognize these priorities and have a follow-up conversation about them.

Insurance - Ed

Spoke with Barbara at the insurance company. Our policy premium went up 7%; she indicated Cossayuna is a summer/seasonal destination – which implies that there's no one there to "watch" the place during the off-seasons. Additionally, Barbara indicated that the replacement value on buildings due to construction / replacement costs have increased and that's also driving the premium up. Evelyn clarified that Cossayuna Lake is a year-round home for many residents. Evelyn also provided pictures of the condition of the harvester and other equipment we own so Barbara can see the condition and recognize that we care for what we own. As a result of this conversation, Evelyn secured a \$500 return premium.

Promotions – Tom

In 2018, the retail shop was in-person. In 2019 the shop went online. The online store opened May 1 – by June 20th it had a \$640 profit with another \$630 profit in August. In 2020, we had two online stores and cut a check to CLIA in the amount of \$1,800. Every time an additional logo is set-up, it costs \$20 for each color, so we are losing money on orders with multiple colors or those requesting a different logo. As a result, we are losing money on these items.

Tom believes the store items should remain simple and only offer one consistent logo since we are trying to use this as a fundraiser not be a full-fledged retailer. Tom and Lynn are continuing to research where to get a good quality flag which Tom can possibly print himself...although not sure if he can get the "raw product" to print on. By June 1st, he hopes to have a prototype of the flag – a white full-sized flag with forest green color. Can get store open within about a week and then determine how long to open for and then once closed – with about two weeks for product delivery.

Website – John

Evelyn provided a summary, attached separately, which was provided by John.

Newsletter/Ad Program – John

Comfort Food Community requested putting something in the CLIA newsletter that they have food available – Evelyn indicated that there will be an announcement for the next newsletter.

In the last newsletter, there were 14 advertisers. The 50/50 is in process. Agreed to send out a short email blast about lake management needs – then follow-up with another once we have the treatment map. Refer to attached summary from John.

Database – Nancy

All good

Social/Fundraising/Facebook - Lynn, Evelyn

Comfort Community asked if we could do a blast message to our members to buy tickets to their chicken barbeque. Evelyn indicated we'd put it on our Facebook page but not an email blast to our members.

Starting this year, Lynn will be asking for a non-perishable food item for the Cossayuna Food Pantry along with the entry fee to all CLIA events.

Will add to the next newsletter information about who to contact if anyone is interested in joining a Tennis Club.

Calendar

Calendar is updated and will continue to be updated with new events as they are finalized.

Education - Lynn W

News of the Birding Class will be promoted via email and on Facebook. Lynn indicated she sent out a letter to area high school science directors who may be interested in doing an educational field trip at Lake Cossayuna. While there were no takers this year, she will continue to reach out to the schools.

Old or unfinished business

None.

New business

- Annual general membership meeting – Sunday June 13 at noon – arrange for a food or ice cream truck as a fundraiser
- Annual election meeting – August 21
- Chicken BBQ – August 28
- Discuss at future meeting the idea to raise rental rates from \$100 to a higher amount commensurate with the value of the rental.
- Informational item regarding speed limits of watercraft on the lake will be passed on to John to add to the newsletter.

- Mary asked when the ice cream social was; details are still being worked on. Mary's neighbor is an artist who would like to assist with organizing children's activities for that type of event.

Adjournment

Motion to adjourn the meeting was made by Evelyn; Tom seconded the motion. The motion was passed unanimously.

Meeting was adjourned at 8:47 pm.

Respectfully submitted,

Anne Marie Marrone Caliendo

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CLIA Secretary

Advertiser	Contact	Contact Phone	Last # of Issues Purchased	Original Start Issue	Remaining issues (after publication of Spring 2021 issue)	Renewal letter / email sent	Street 1	Street 2	City	State	Zip	Notes
4J Farmm, LLC	Colleen Steidle	518.791.9811	4	Summer 2020	0	YES	481 County Route 47		Argyle	NY	12809	Renewal letter sent 4/30/2021.
Braymer Fuels	Jon Braymer	518.854.7227	4	Winter 2018	0	YES	8 Railroad Avenue	PO Box 391	Salem	NY	12865-0391	Renewal letter sent 4/30/2021.
Curtis Super 40	Thomas Curtis	518.638.6575	4	Winter 2018	0	YES	4167 State Route 40		Argyle	NY	12809	Renewal letter sent 4/30/2021.
Empire Septic Service	Chip Gauthier	518.232.4481	4	Winter 2018	0	YES	64 Dick Hill Road		Granville	NY	12832	Renewal letter sent 4/30/2021.
Karner Docks & Lifts	Dave Rossi	518.452.5685	4	Winter 2018	0	YES	123 Rifle Range Road		Albany	NY	12205	Renewal letter sent 4/30/2021.
Randy's Plumbing & Electrical	Randy Cuthbert	518.638.8965	4	Winter 2018	0	YES	389 West Road		Argyle	NY	12809	Renewal letter sent 4/30/2021.
Salem Hardware & Supply	Kyle Hunter / David Linendoll	518.854.3113	4	Winter 2018	0	YES	200 Main Street		Salem	NY	12865	Renewal letter sent 4/30/2021.
Utopia Enterprises	Bob & Barb Liebig	518.632.9118	4	Winter 2018	0	YES	3840 State Highway 196		Hartford	NY	12838	Renewal letter sent 4/30/2021.
Adirondack Tree Surgeons	Kim	518.792.2225	8	Late Summer 2019	2	YES	353 Gurnspring Road		Gansevoort	NY	12831	Check and artwork received.
Equitas Realty	Lynn LeCours	518.253.9377	4	Summer 2019	2	YES	PO Box 114		Cossayuna	NY	12823-0114	Renewed 12/22/20 online.
Bunker Hill Inn	Laura Coldwell	518.854.9339	4	Summer 2018	3	YES	412 Bunker Hill Road		Salem	NY	12865	Renewed by check 3/6/21.
Lakestyle	Evelyn Costello	516.909.5171	4	Spring 2020	3	YES	2449 Seneca Trail Way		Argyle	NY	12809	Renewed online 2/19/21.
Riverside Photoboosts	James Formosa	518.588.2873	4	Spring 2021	3	YES	23 Saratoga Avenue		Waterford	NY	12188	New advertiser; referred by Lynn LeCours.
Salem Farm Supply	Kelsey Tuttle	518.854.7424	8	Summer 2019	6	YES	5109 State Route 22		Salem	NY	12865	Renewed 10/27/20 online.
Classified ad	Contact	Contact Information	# of Issues Purchased	Display Issue	Web start date	Web end date	Street 1	Street 2	City	State	Zip	Notes
Former Advertisers	Former Advertisers			Original Start								
Electrical Doctor Plus	Daniel Perreys	518.638.8745		Summer 2018			1425 County Route 49		Argyle	NY	12809	5/23/19 - Dan called to say he will not renew.
Reynolds Real Estate	Roberta Stone	518.281.1492		Winter 2018			One Hill Street		Greenwich	NY	12834	Now at Whipple City RE; awaiting her response.
Richards Oil Co.	Jeff Richards	518.638.8359		Winter 2018			1450 Mahaffy Road		Fort Edward	NY	12828	Followed up with voice mail; no response.
Walton's Screen Printing	Tom LeCours	518.253.9377		Winter 2019			640 Maple Avenue		Saratoga Springs	NY	12866	Tom has decided not to renew.
Locust Grove Smoke House	Dean Tripp	518.638.8591		Summer 2018			4725 State Route 40		Argyle	NY	12809	3rd Renewal reminder sent 10-25-20; No response.
A & J Enterprises	Richard & Sandra Hickland	518.854.7414		Winter 2018			7 Thomas Street		Salem	NY	12865	2nd Renewal reminder sent 10-25-20; No response.
Julie & Co. Realty LLC	Harold Reiser	518.588.5224		Winter 2018			18 Division Street	Suite 314	Saratoga Springs	NY	12866	2nd Renewal reminder sent 10-25-20; No response.
Lakeside General Store	Palma Kolansky / Joe Troiano	518.531.4234		Summer 2019			703 County Route 49		Cosayuna	NY	12823	2nd Renewal reminder sent 10-25-20; No response.
Edward Costello (Morgan Stanley)	Edward Costello	518.742.2071		Winter 2020			20 Maple Street		Glens Falls	NY	12801	Conflict of interest rules apply.
Chambers Stone Works	Dan Chambers	518.409.1189		Late Summer 2018			4188 County Route 48		Argyle	NY	12809-1702	2nd renewal letter sent 10/25/20; no response.
Blind Buck Interiors	Larry Tomasini	518.854.9361		Spring 2020			PO Box 195		Salem	NY	12865-0195	Renewal letter sent 2/11/21; no response.
Colby Construction	Tom Colby	518.641.2043		Summer 2018			20 Wilson Street		Greenwich	NY	12834	Renewal email sent 2/11/21; no response.

Communications Committee updates:

Newsletter development:

- Spring newsletter went to press on April 8th
- Hayley Graves from Comfort Food Community will write a 1-page article for the next newsletter

Ad Program:

- 14 Advertisers in the Spring issue of the newsletter
- Ad program non-renewals: Blind Buck Interiors, Colby Construction
- Ad program renewal: Bunker Hill Inn
- New ad programs: Lakestyle, Riverside Photoboosts
- 8 Advertiser programs expire with the Spring issue; renewal notices mailed out 4/30/21.
- See attached spreadsheet for details.

Flyer Creation:

- Nothing new to report

Email blasts:

- Sent emails for the period:
 - Lake Management donation request
 - Septic replacement funding update
 - Online 50/50 raffle update (2)
 - Memorial Day weekend Breakfast tickets

Website:

Jan1 – April 29: top pages viewed (in order)

- Home Page
- Events calendar
- Forms & applications
- Online Sign-up
- Lake Management

Jan1 – April 29: how visitors first access the site (in order)

- Home page
- Online Sign-up
- Links
- Events Calendar
- Forms & Applications

Online Sign-up page usage (to date):

50/50 Raffle

- 53 purchases of raffle tickets (netting approximately \$975 after PayPal fees)
- Locations of ticket purchasers:
 - Connecticut
 - Florida
 - Massachusetts

- New York
- New Jersey
- Texas
- Virginia
- Queensland (Australia)

Membership:

- 66 members signed up online

Harvesting Program:

- 31 members signed up online

Harvesting donation:

- 4 member donations received online

Lake Management donations:

- 22 member donations received online

Ad Program:

- 4 advertisers have signed up or renewed online

Memorial Day Weekend Breakfast:

- 4 tickets sold online (launched yesterday evening)