

07/22/2025 Board Meeting Minutes

Attendees:

Jim and Donna Vojahosky

Janet Herreras

Joyce Paliganoff (**cast a vote on the Morgante ARC submission but was not available to cast a vote on the Karr ARC submission**).

Steve Nowicki

Tom and Candy Moore

Andrew Athanasiadis

Greg and Lynda Karr

1. Secretary Report (Donna Vojahosky)

- a. Motioned and approved minutes from 04/13/25 MLNA Annual Meeting.

2. Treasurer Report (Steve Nowicki)

- a. Checking: \$9537.29 (including annual transfer of \$3,200 to savings account)
- b. Savings: \$12,772.74 (including annual transfer of \$3,200 from checking)
- c. Not included in either of above are 2 pending transactions of \$784 (refund from prior insurance company Nolan Agency) and \$300 (final dues check)
- d. All homeowners have paid the 2025 dues, thank you!
- e. The names on the bank accounts will be changed to reflect the new officers.
- f. The Treasurer Report was approved.

3. President's Report (Jim Vojahoksy)

- a. Welcome new neighbors, Andrew and Stary Athanasiadis (39W027 Silver Glen Rd)
- b. Received insurance refund of \$784 from Nolan Agency, which cancelled us in 2025.
- c. Board discussed plan of "all" homeowners changing to Groot for garbage pickup (we think only a small number of households are not using Groot at

this time). Groot would set the monthly cost to \$25/month or \$300/year per household. This \$300 per household must be paid in a single payment at the same time as when dues are paid. Groot will cap cost increases at 5%/year. Groot will pick up one large item with regular pick up at no additional cost. Not only is this a cost reduction, but it also removes four heavy garbage trucks from our roads every week. **We think this is a good option for MLNA.** If you do not currently use Groot or have any concerns with this plan, please let me know!

4. Lake Committee Report (Jim Vojahosky with input from Brian Kiro)

- a. Beavers: a couple of early spring sightings, but nothing since. For now, will continue to monitor before initiating trapping. **Let me know if you see signs of activity at the lake.**
- b. Bridge: With the bridge gone, Mike Plumb made a good effort to remediate the creek bank with vegetation to reduce erosion. Unfortunately, with the heavy rain we have had, very little has taken root. Before we try again with the creek bank, we will have the logs across the creek removed. Log removal should happen in August, and then we will try to reseed.
- c. Lake is in good health. Weed, nutrient, and muck treatments continue to occur regularly. This spring saw a very large algae bloom. Some algae is expected, but the large "mats" are not. This was consistent with many other lakes/ponds in the area.
- d. Greg Karr brought up the possibility of adding an aerator (bubbler, not a fountain) to increase the oxygen level in the lake. Increased oxygen will make our lake treatments even more effective. More discussion and cost analysis are required.

5. Mowing Report (Brian Kiro)

- a. A few date swaps were made, but everyone is up to date on mowing.
- b. Matthew Plumb has mowed 7 times thus far. Good job!!

6. Hospitality Report (Joyce Paliganoff)

- a. Mark your calendar! The target date for the annual picnic is September 14

7. Nominating Report (Janet Herreras)

- a. Open Board positions in 2026, at this time, are the Lake Committee and Hospitality

8. Architectural Review Board (Board Members)

- a. Greg and Lynda Karr presented a plan to build a "barn" (24' x 35') near their western lot line. Since the building would clearly violate the 40' setback

requirement in the MLNA Covenants / By-Laws document, and other possible issues. Therefore, the plan was not approved.

b. Rob Morgante presented a plan to add an addition to the back of their home. Since this plan met all the requirements in the MLNA Covenants / By-Laws document, it was approved. Note: this review was held on July 28.

The meeting was adjourned at 7:40pm