



Yankee Lake Preservation Association, Inc.

ANNUAL MEETING
MAY 24, 2026

PRESIDENT'S WELCOME

Opening Remarks by
President Alex Goodman

Pledge of Allegiance

Moment of Silence



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YLPA Mission Statement

- To preserve the water quality of Yankee Lake, including the Pine Kill Stream.
- To maintain the stability of the dam.
- To protect the indigenous flora and fauna.
- To advocate policies and regulations which protect Yankee Lake resources.
- To encourage membership to use the natural resources in a responsible manner.
- To provide activities through which members interact and build community spirit.
- To educate the membership about the history and stewardship of Yankee Lake.



Board of Directors

- Kevin Armistead
- Galen Booth, Esq.
- Alex Goodman
- Steve Langseder
- Jon LeTendre, Esq.
- Doris Mutascio
- Joan O'Keefe
- Peter Pensec
- Robert Rogers, CPA
- Jerry Squillante
- Edward VanBuren
- George Venizelos
- Ray Volpe, PE
- Elizabeth Zambuto



Review of Minutes

- Minutes of 2025 Annual Meeting
(Posted on Yankee-Lake.org)
- Any Questions or Comments regarding minutes?
- Vote for Approval of Minutes



COMMITTEE REPORTS



Committees

- Dam Maintenance & Regulations
- Whale Tail Preservation
- Rules & Regulations & Bylaws
- Water Quality
- Clubhouse Restoration
- Membership & Deed Research
- Youth Programs
- Social Activities
- Master Plan
- Legal
- Landscaping



Membership



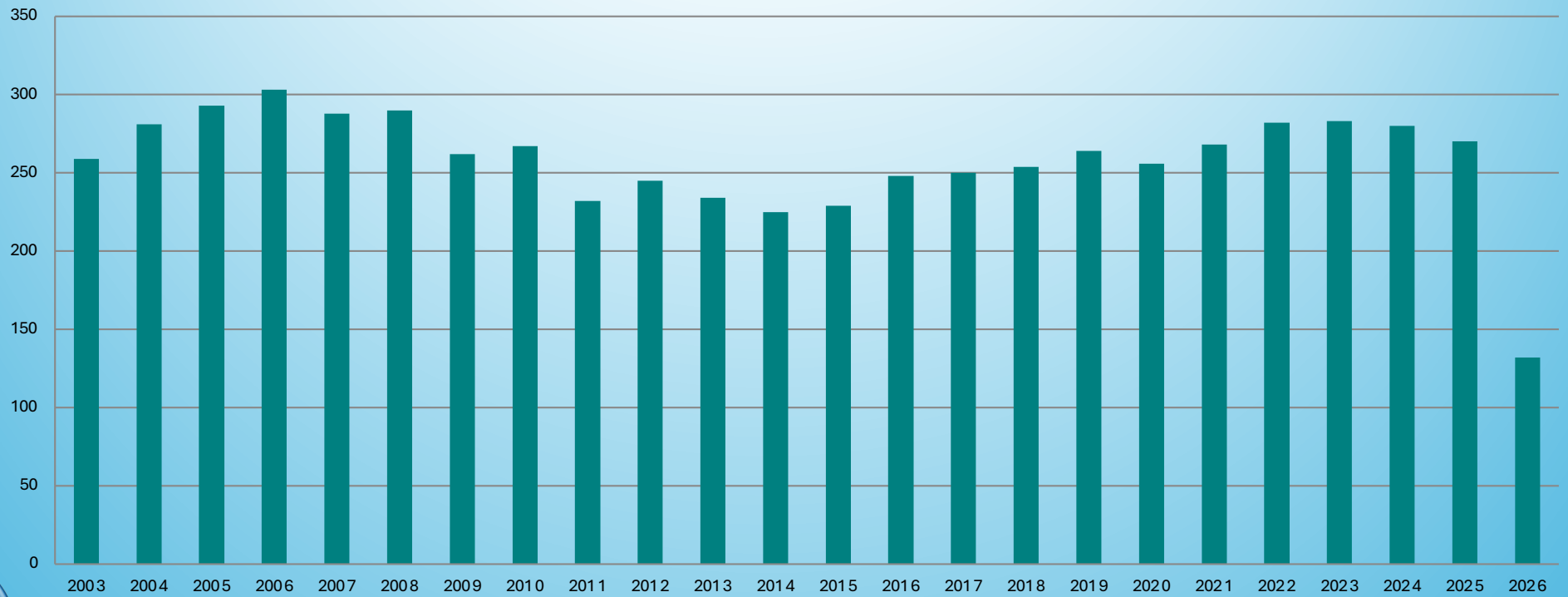
Membership

- There are certain privileges that come only with Membership:
 - Use/rental of Clubhouse;
 - Parking at Clubhouse;
 - Use of basketball and pickleball courts;
 - Pontoon Boat Permit – note that if you elect to discontinue Membership, your permit is automatically rescinded;
 - Attendance at social events.



Membership Trend Across Time

2003 - YTD 2026



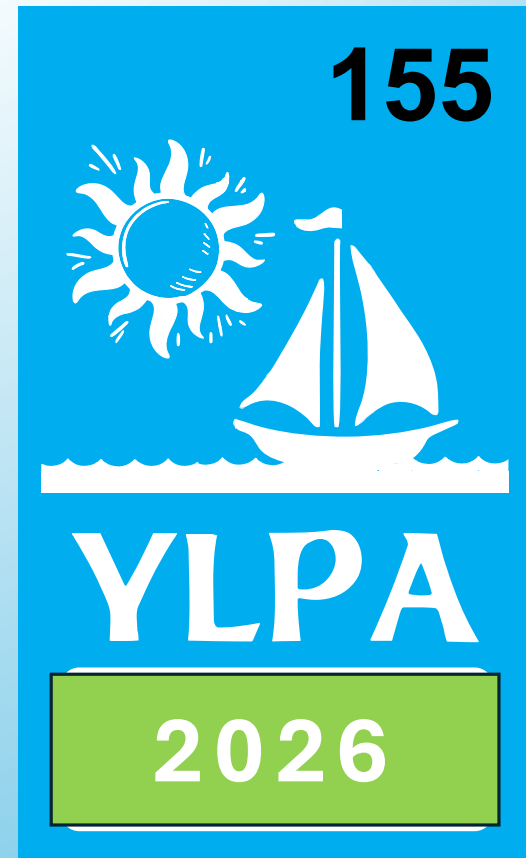
RIGHT OF WAY ACCESS POINTS

- Must be spelled out in property deed.
 - Right to use the lake
 - Where to access the lake
- YLPA-Owned ROW's: Casey, Maclay, & Smith
 - YLPA establishes rules and governs property use
- Other ROW's
 - May have their own legal entity or organization
 - May establish own rules and regulations
 - YLPA has not authority over these ROW's



Boat Stickers

- Make sure to place your boat stickers on the starboard bow of your boat (right front)
- Members in good standing will receive their 2026 sticker to place at the bottom of the blue tag.



Dam Maintenance & Regulations



Dam Committee Members

- Kevin Armistead
Coordinator
- Chris Boyd
Contractor
- David Langseder, PE
Engineer
- Richard Langseder, PE
Engineer
- Mike Smithem
Dam Operator
- Ray Volpe, PE
Engineer



Yankee Lake Dam

- Constructed in 1844.
- Earthen Dam with stone facing.
- 1,600' long; 22' high; and approximately 34' wide near the Spillway.
- Dam impounds approximately 1 Billion Gallons.
- Class C = High Hazard Dam (due to homes being downstream of the dam and the volume of water).
- NYS DEC inspection performed in 9/16/2024 – Dam was fully in compliance.



Yankee Lake Dam

- Summary

- Currently in Full Compliance with State Regulations.
- Continued long-term compliance for the next generation directly affects all of us.
- Ideas for raising funds to rebuild reserves for future maintenance are always welcome.
- Community support and YLPA membership is needed.



Fish Stocking

- Lake is stocked at twice a year.
 - Spring
 - Fall



Water Quality Committee



Water Quality Team

- The YLPA has maintained membership in the CSLAP Water Testing Program:
 - Intensive Lab/Science Water Monitoring Program.
 - Requires intensive training.
 - Requires 8 routine sampling sessions each season.
- Performs supplemental “spot testing” to respond to alerts.
- Expanded Water Management Team:
 - Georgia Rampe – Senior Expert and Advisor
 - Kim Armistead
 - Kathy Volpe
 - Elizabeth Zambuto
 - Michael Toledo
 - Michael Scarlottos
 - Peter Manuel
 - Jim Connolly





LOWER
HUDSON
PRISM

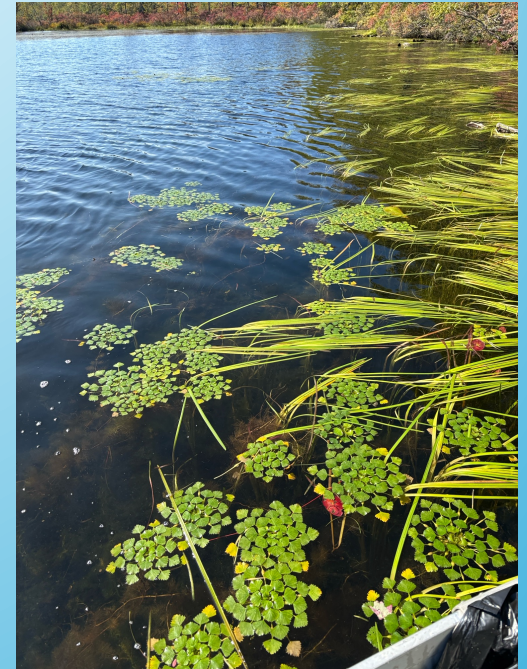


AQUATIC INVASIVES STRIKE FORCE:

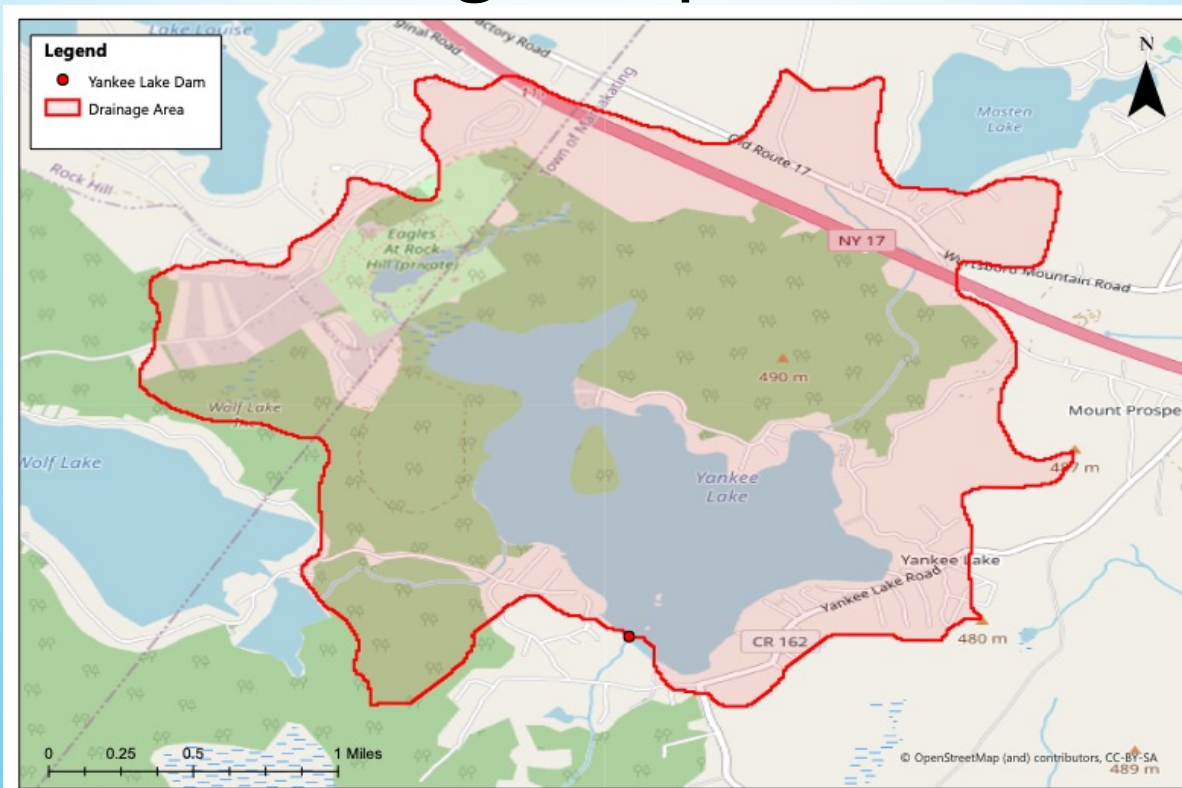
Managing Invasive Water Chestnut

Water Chestnut (*Trapa natans*)

- Discovered in our Lake last summer
- Members pulled over 120 of them last year.
- This species grows quickly, forming dense mats on the water's surface that are harmful to our lake. Because early action is the best way to control this plant, we ask all members to:
 - Stay alert: If you see floating rosettes, pull them and report the location to info@yankee-lake.org. Photos are helpful.
 - Where they grow: Most common in shallow, calm shoreline areas but can spread quickly into deeper water.
 - Prevent spread: Clean boats, trailers, and gear before entering or leaving the lake.
- Removal (late June–mid-July):
 - Remove before seeds mature.
 - Wear gloves; seeds have sharp barbs.
 - Pull steadily to remove stem and root; use a rake or net for large mats.
 - Watch for spiny nutlets and collect them carefully.
 - Bag plants/seeds in heavy plastic bags and discard.



Yankee Lake Drainage Map



Notes:
1. Image taken using Esri ArcGIS Pro Open Street Map on May 20, 2022.
2. Drainage Area calculated using USGS StreamStats.

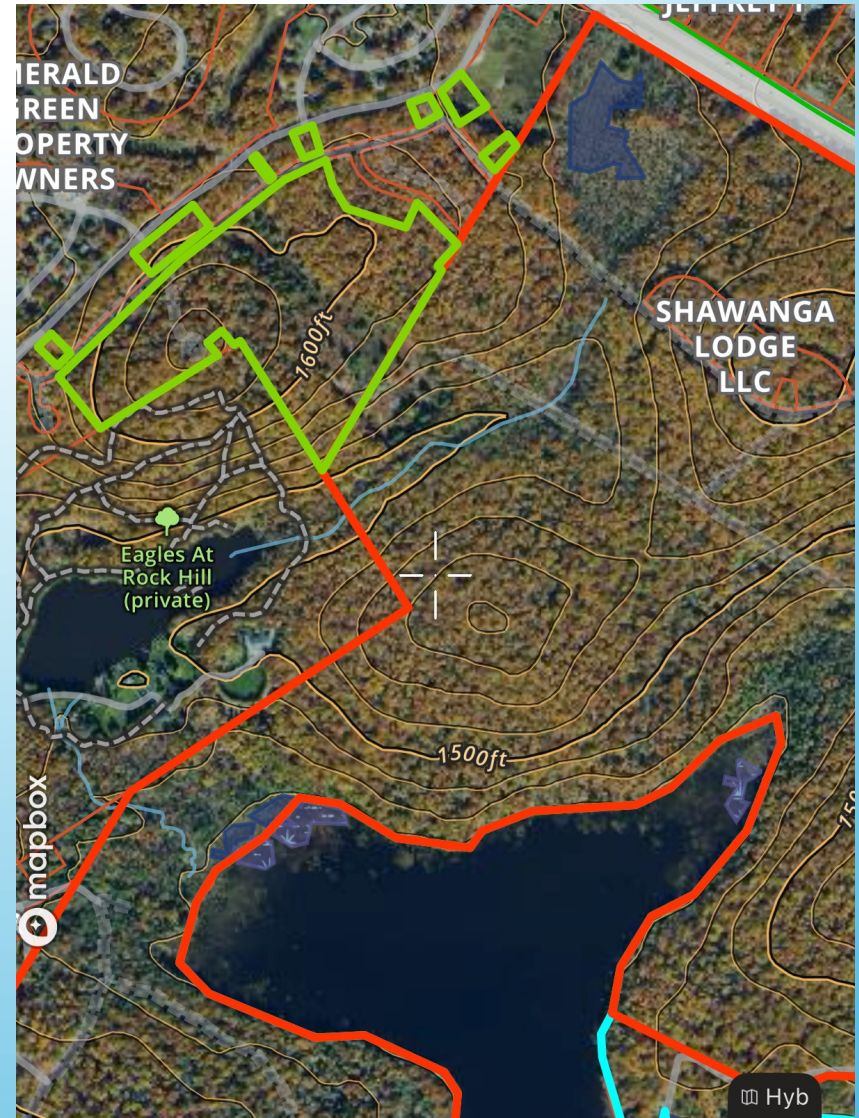
Yankee Lake Dam Drainage Map
Yankee Lake Dam
Town of Mamakating
Sullivan County
New York

 **Rippled Waters Engineering, LLC**
Milford, NJ
info@rippledwatersllc.com
www.rippledwatersllc.com



Whale Tail Preservation

- RLC was not able to purchase entire property.
- A group of long time YLPA members purchased the property
- RLC is in the process of purchasing about 35 acres of the Yankee Lake watershed from this group.



Clubhouse Restoration & Landscaping Project



Clubhouse Restoration

- Latest Projects:
 - Kitchen Renovation in memory of Robert Armistead
 - Handicapped Ramp



Social Committee



Social Committee

- Planned and Confirmed 2026 Activities:
 - Bassmasters Fishing Contest [Sat 6/20]
 - Opening Season BBQ [Sun 6/28]
 - Fishing Contest [Sat 7/11]
 - Macaroni the Clown [Sat 7/11]
 - Line Dancing [Sat 7/18]
 - Concerts on the Dam [7/25]
 - Bingo Night [Fri 8/7]
 - Psychic Medium-Lisa Morrison [Sat 8/8]
 - Concert on the Lake [Sat 8/15]
 - End of Season Gathering [Sat 8/29]
- Golf Outing – [TBD] – Speak with Ray Volpe if Interested.



Financial





Yankee Lake Preservation Association, Inc.
Financial Report

	For the Fiscal Year Ended			Proposed
	Budget	Actual	Variance	Budget
		May 31, 2026		FY16 5/31/27
Revenue				
Membership Dues	\$ 110,000	\$ 108,000	\$ (2,000)	\$ 108,000
Boat Tags	600	395	(205)	500
Social Committee Events	-	1,165	1,165	-
Other Income (Interest, Website, Clubhouse, Raffle)	6,000	12,039	6,039	5,000
Merchandise Sales	5,000	2,582	(2,418)	3,000
Total Membership Revenue	121,600	124,181	2,581	116,500
Contributions:				
Childrens' Programs	-	645	645	-
Clubhouse Landscaping	500	490	(10)	500
Clubhouse Restoration Fund	-	880	880	-
Concert Series	500	695	195	600
Dam Reserve Fund	-	1,965	1,965	-
Fish Stocking	2,250	2,590	340	2,500
History Committee	-	235	235	-
General	-	820	820	-
Whale Tail Preservation Fund	-	1,670	1,670	-
Property Acquisition Fund	-	585	585	-
Total Donations	3,250	10,575	7,325	3,600
Total Revenue	124,850	134,756	9,906	120,100
Funding from Reserves	14,733	-	(14,733)	-
Expenses				
PO Box Rental	100	72	(28)	100
Website/Software Subscriptions	600	742	142	3,150
Printing & Postage	2,800	1,308	(1,492)	3,200
Environmental Testing	4,000	462	(3,538)	4,000
Maintenance & Services				
Landscaping	3,000	2,160	(840)	3,000
Buildings	10,000	3,920	(6,080)	5,000
Lake & Dam	7,500	55	(7,445)	4,000
Total Maintenance	20,500	6,135	(14,365)	12,000
Fish Stocking	5,000	4,952	(48)	5,000
Childrens' Programs	500	250	(250)	500
Social Committee Events	10,500	6,664	(3,836)	12,400
Merchandise Costs	4,000	1,678	(2,322)	4,000
Concerts	2,000	1,860	(140)	2,000
Insurance				
General Liability/Property	30,500	30,761	261	35,000
Directors & Officers	2,500	2,009	(491)	2,500
Total Insurance	33,000	32,770	(230)	37,500
Professional Fees				
Engineering	-	-	-	-
Accounting	2,500	1,600	(900)	1,600
Legal	30,000	5,440	(24,560)	12,500
Total Professional Fees	32,500	7,040	(25,460)	14,100
Corporate and Property Taxes	16,308	15,352	(956)	16,308
Utilities	3,100	3,035	(65)	3,100
Whale Tail Preservation Expenses	2,500	-	(2,500)	-
Bank Fees	175	175	-	175
Miscellaneous Expense/Contingency	2,000	554	(1,446)	2,567
Total Expenses	139,583	83,050	(56,533)	120,100
Net Surplus	\$ -	\$ 51,706	\$ 51,706	\$ -

Select Balance Sheet Accounts as of May 31, 2025

Assets:	
Cash on Hand, General Fund & Temp Restricted	\$ 302,675
Cash Reserve - Dam, Landscaping and Clubhouse	43,055
Cash Reserve - Future Land Acquisition	16,149
Cash Reserve - Whale Tail Preservation Fund	26,992
Total Cash	\$ 388,871
Liabilities:	
Fiscal Year 2026/27 Receipts included in cash balances	\$ 54,835
Assets less liabilities:	\$ 334,036



Financial Report

- Our membership levels have remained about the same year after year recovering after the pandemic, although we experienced a slight dip last season.
- Due to the timing of certain payments, along with members' volunteer hours and expertise and generous additional contributions, we once again finish the fiscal year with a surplus of almost \$52,000.
- The focus continues to build up cash reserves for Dam maintenance and regulations and additional clubhouse repairs and improvements.
- Insurance costs continue to be one of our largest expenses. Premiums increased by about 11%. Our total insurance in 2006 was \$12K, compared to \$33K this year.
- Due to higher interest rates, our investments are earning more resulting in over \$11,000 in interest income.
- YLPA is impacted by inflation and the cost of living. We appreciate your continued support.



Financial Report

- Questions?
- Vote to Approve Budget.



General Questions



Adjourn

