

AGENDA
BEAR CREEK LAKES CIVIC ASSOCIATION
GENERAL MEMBERSHIP MEETING
SEPTEMBER 5, 2026, 10:00 AM
PENN FOREST TOWNSHIP VOLUNTEER FIRE COMPANY #1 & ZOOM

Call to Order, Quorum Roll Call, and Welcome

Pledge of Allegiance

Invocation – Rev Janice Puliti

Introduction of Board, Attorney, Office Staff, and Maintenance

Review and Approval of Previous Meeting Minutes (August 30, 2025)

Review of 2026-2027 Operating Budget

Introduction of Committee Chairs and presentation of Committee reports

Accolades to returning Board Members: BOB ALSTON, TALON FOGAL, RICK MONNIG.

We are grateful to Bill Gullone and Madeline Ligenza for their continued dedication and willingness to be a holdover for 1 year.

Recognition of Volunteers

Committee Reports

Communications	Cathy Loftus/Madeline Ligenza
Environmental/ Tree Permits	Talon Fogal
Finance	Tom Anderson
Human Resources	Jim McElvaney
Lake/Dam	Talon Fogal
Landscaping	Madeline Ligenza
Lifeguards/Gate Attendants	Dylan Bradley
Long Range Planning	Madeline Ligenza
Maintenance	Bill Gullone/Dawn Gallo
Membership Services	Jim McElvaney/Tom Anderson
Office Oversight	Elaine Carosella

Permits-Building/Driveway	Rand Asher
Pool	Wylie Johnson/Bill Gullone/Dylan Bradley
Recreation	Carla Ferguson/Dylan Bradley
Roads	Bill Gullone/Dawn Gallo
Rules	Bob Alston/Jim McElvaney
Safety/Security	Cathy Loftus
Special Projects	Bob Alston/Rand Asher/Wylie Johnson/ Jim McElvaney/Rick Monnig
Stewart Hall	Carla Ferguson/Harry Hartley/Rand Asher
STR	Dawn Gallo-Billing, Harry Hartley-Laws & Rules
Technology	Rick Monnig

Introduction of the Financial Management Company- Preferred Management

Member Question and Comment Period

Adjournment