

WLLA BOARD MEETING MINUTES

**ZOOM MEETING DUE TO COVID-19
GOV. WOLF SOCIAL DISTANCING RESTRICTIONS**

Date: 04.17.2021 Call to Order: 10:00AM Meeting Adjourned: 12:10PM

Office is open Wednesday and Saturday 9:00AM to 2:00PM. Window service only; located on the side of building by salt shed.

Roll Call:

April 17, 2021 Board Meeting		
Members	Present	Absent
John Weber-President	X	
Carol Reynolds-Vice-President	X	
Carol Gillen- Treasurer	X	
Janice DiMaio-Secretary	X	
Mario Aieta- Director	X	
Maryann Muschlitz-Director	X	
Bill Boehme-Director	X	
Daniel Murphy- Director	X	
Michael DeVita- Director	X	
Bill Reese- Hinkel Director		X
ZOOM MEETING COVID-19		

President’s Remarks:

- A. Carol G is in the club house testing microphone and chrome book for continued Zoom meetings to community after the board returns back to club house BOD meetings.
- B. We have two (2) people that have expressed interest in joining the BOD as interim members: Teri Hanson and John Rolando.
- C. Generous anonymous donation received to stock the lake with fish after a budget discussion on our last zoom board meeting. Thank you for donation.

New Business:

- A. Bylaws have been sent to the lawyer for review, have not received any response as of today.
- B. Ladies Club will meet in May: following all Covid rules and restrictions.
- C. **General Membership Meeting May 15, 2020**

Action Items:

- 1. **ACTION ITEM:** Objections to video and or audio recording of the board meeting minutes.

MOTION BY: Janice D **SECOND BY:** John W

VOTE: #YES 9 **#NO** 0 **#ABSTAIN** 0

PASS: X **FAIL**

- 2. **ACTION ITEM:** Approval of March 20, 2021 board meeting minutes.

MOTION BY: Carol R **SECOND BY:** Janice D

VOTE: #YES 9 **#NO** 0 **#ABSTAIN** 0

PASS: X **FAIL**

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3. ACTION ITEM: Approval of April 17, 2021 agenda.

MOTION BY: Carol R SECOND BY: Janice D

VOTE: #YES 9 #NO 0 #ABSTAIN 0

PASS: X FAIL _____

4. ACTION ITEM: Vote to accept interim board member Teri Hanson

MOTION BY: Michael D SECOND BY: Maryann M

VOTE: #YES 8 #NO 0 #ABSTAIN 1

PASS: X FAIL _____

5. ACTION ITEM: Vote to accept interim board member John Rolando.

MOTION BY: Maryann M SECOND BY: Dan M

VOTE: #YES 9 #NO 0 #ABSTAIN 0

PASS: X FAIL _____

6. ACTION ITEM: Treasurer's Report- Acknowledge receipt of April 2021 Treasurers Report. Please see full Treasurer's report

MOTION BY: Carol G SECOND BY: Carol R

VOTE: #YES 9 #NO 0 #ABSTAIN 0

PASS: X FAIL _____

7. ACTION ITEM: Treasurer's Report- Approve April 2021 invoices as presented. Pay as written. Please see full Treasurer's report.

MOTION BY: Dan M SECOND BY: Maryann M

VOTE: #YES 9 #NO 0 #ABSTAIN 0

PASS: X FAIL _____

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8. ACTION ITEM: Accept email vote as reported.

MOTION BY: Dan M SECOND BY: Mike D

VOTE: #YES 9 #NO 0 #ABSTAIN 0

PASS: X FAIL

9. ACTION ITEM: Lake Committee: Carol R- Authorization to sign Aqua-Link contract for 2021 lake monitoring. Total contract equals \$16,475.00. See full Lake Report for details.

MOTION BY: Carol R SECOND BY: Bill Boehme

VOTE: #YES 9 #NO 0 #ABSTAIN 0

PASS: X FAIL

10. ACTION ITEM: Lake Committee: Carol R- Authorization to sign an agreement with Pleon for testing of algae as needed. No money unless we have a test done: cost per test is \$800.00. See full Lake Report for details.

MOTION BY: Carol R SECOND BY: Dan M

VOTE: #YES 9 #NO 0 #ABSTAIN 0

PASS: X FAIL

Non Action Items:

1. **Finance Committee: Carol G-**

- Exempt Capital Improvement fee if purchased from family member.
- Come to terms with Planned Community Act.
- Capital Improvement Fee equals the last year's assessments.
- Record retention: Going forward electronic retention: working on cloud storage.
- How long do we keep old records in basement: what does not time out and what does?
- Insurance requires more details as to storing of personal information

2. **Membership/Nominations/Elections – John Weber –**

- What committees need more members
- Letter of intent are due for July 2021 election to be seated in September 2021.

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3. Clubhouse – John Weber –

- No activities to report
- Fred advised the dormer leaking after repair, will have Mike back to look

4. Dam- Ed Zimmermann

- Rip Rap- lake side boarder of spillway by dam should be done before summer.
- New quote from Empire is \$8600.00, \$2,000.00 more than original quote. Never signed contract in January 2021.
- Michael D get price for work. If we buy stone no mark-up.
- M& S Septic does dam repairs. Will look into for estimate.
- No idea how long dam work will take, looking to have work started in September 2021.

5. Legal – Mario Aieta-

- No activities to report.
- First “Right to Be Heard” hearing went well. Both WLLA and member were satisfied with outcome.
- Property owner that received a letter regarding garbage on property has not complied, sent Right to Be Heard letter.

6. Road – Michael DeVita-

- Looking into chip and seal for roads along with crack repair,
- May will be discussing how we move forward with roads.
- Ditch/drainage work completed on Birch.
- Who will enforce rule of cleaning ditches and culverts? Roads/ beach and grounds/ Rules and Regulations?
- Who will finish the ditches with seed, stone and how/who will pay for materials?

7. Lake – Carol Reynolds –

- Chet Dawson has written report regarding ditches and culverts located in clubhouse.
- Would like to set up meeting to discussing how to finish ditches especially near club house.

8. Beach and Grounds- Bill Boehme-

- Will be purchasing sand and RJ will spread out for a charge of \$200.00
- Vacuum truck to suck up leaves, quote out price to community for anyone that is interested and would like to be included.
- Relabeled trees to be removed around club house.

Member Comments:

Janice Hahn:

- Proposal for By-laws: Hinkel Estates, Maple Park treated as equals, one (1) land owner by Maple Park to be a Director on the BOD to represent Maple Park.
- Grant equal rights to Hinkle Estates and Maple Park.
- Instead of using membership for maple Park and Hinkle estates use the work “Partnership” Membership only for Walker Lake.

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Vicki Perrotta:

- What is the benefit to Walker Lake and Pennsylvania Landowners for bringing Maple Park into our association as proposed in the new rules and regulations?
- What will it do for us?
- How will this make us better?
- What will these 52 residents contribute to WLLA?

Darlene:

- What was outcome of Dam inspection?
- Where is rip rap going?
- Leaf vacuum a great idea.

11. ACTION ITEM: Motion to adjourn meeting at 12:10PM

MOTION BY: Michael D **SECOND BY:** Carol R

VOTE: #YES 9 **#NO** 0 **#ABSTAIN** 0

PASS: X **FAIL**