

Walker Lake Shores Landowners Association, Inc.

PLANNING COMMITTEE

Planning Committee Members: Carol Gillen (chair), Janice DiMaio, John Weber

JULY 6, 2019 MEETING, Members in attendance: Carol Gillen, Janice DiMaio, John Weber

- 1) Reserve Study – information gathering in preparation:
 - A. Home Inspection as a means of understanding our current condition and future needs for the office and the clubhouse. Ultra Home Inspections \$600 (\$630, less \$30 coupon) bid was accepted by the board at its June meeting. John will escort the inspector on 7-10-19.
 - B. The final report will be sent to the board once available. John will ask the Men’s Club to review the inspector’s recommendations to see how much can be accomplished with volunteers. Preliminary report was shared with Planning & Finance committees as it indicates several priority maintenance issues.
 - C. Planning will request \$3000 in the 2020 budget for the Reserve Study.
- 2) Fire Alarm System:
 - A. In review: The BOD charged the Planning Committee to review and acquire additional bids at the March BOD meeting, inclusive of a comprehensive review of all security. The proposal from PN Alarm was rejected. 2 proposals (1 @ commercial fire, 1 @ comprehensive fire/security) are being sought from each of 3 companies – PN Alarm, ADT & New Era. Carol R met with the ADT rep and their 2 proposals are in hand.
 - B. We need to bring PN Alarm back to give them opportunity to provide the comprehensive proposal (fire only is in hand) and reach out to New Era Security (a firm recommended by Rose Murphy) to provide both proposals
 - C. John suggests that this be on hold until after the home inspection and until after the Men’s Club has an opportunity to understand our current security.
- 3) Lots strategy: Carol reached out to Leslie Obiso, a local realtor, to solicit her help in developing the costs associated with developing a solid strategy to propose to the board. A meeting is not yet set. Taxes on vacant lots are small. Focus should be diverting lots susceptible to distressed sales into a normal sale, potentially focusing on combining smaller lots to create parcels that can be built and reselling, all with the goal of moving our community toward being more fiscally sound generally. Our map of WLLA owned and Tax Repo is reviewed and it is recommended that the 8 properties sent to Judge Cooper be added to this map.
- 4) Playground proposal (major discussion of our May meeting) – no new developments.
- 5) Committees – Scope of Work coordination – on hold pending the Rules and Regulations committee’s rewrite of our Bylaws. The current rewrite redefines committees.
- 6) Future Goal: Attorney Stieh commented that a 67% favorable vote from the community is required to modify our current deeds. Follow up on this is a joint project between Planning, Legal and Finance.

Meeting adjourned. Next meeting, Saturday, August 2 at 8:30am in the Conference Room.