

Walker Lake Shores Landowners Association, Inc.

PLANNING COMMITTEE

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

MAY 11, 2019 MEETING, Members in attendance: Carol Gillen and Carol Reynolds

Guests in attendance: Bill Boehme, Janice Hahn and Frank Riedl

- 1) Playground proposal is discussed.
 - A. Locations – area below the Clubhouse is eliminated as a site option due to septic infrastructure there. Near the Gazebo is proposed.
 - B. Frank envisions ages 3-12 as the target with cameras for security/anti-vandalism, and has a catalog of commercial, park-grade equipment.
 - C. Funding is to be from donations. Frank reports already receiving a pledge of \$1000 from a single donor. Funding will be referred to the Finance Committee for input on guidelines and methods.
 - D. Frank will develop plans that include all costs (equipment, installation, land clearing & site-prep). Maintenance and inspection plans must also be developed (frequency, checklist, etc...). Volunteers are highly desirable to limit costs. Once developed, plans can be sent to our insurer to understand any reservations or additional costs.
 - E. Community interest needs to be better understood. The last survey of the community overwhelming supported activities for older audiences, and seemed to indicate that the population of children in the community is quite small. Our Friends of Walker Lake facebook page is suggested as a possible means of gathering this input.
 - F. Combined (funding, site plan, insurance input, community input), this will be a full set of information to take to the board.

- 2) Lots strategy: the committee is in need of someone who has real estate transaction expertise to be able to develop the costs associated with developing a solid strategy to propose to the board. 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.

- 3) Committees – Scope of Work coordination – on hold pending the Rules and Regulations committee’s rewrite of our Bylaws. The current rewrite redefines committees.

- 4) Reserve Study – information gathering in preparation:
 - A. The recommendation offered to the board to authorize the expenditure of \$600 and engage Ultra Home Inspections LLC at the March BOD meeting was rejected for insufficient number of bids.

- B. Ultra Home Inspections and Accurate & Affordable Home Inspection were contacted and their proposals are still valid at the stated rate. All-In-One Home Inspections has been contacted as a third. They require square footage of the buildings to proceed with a quote.
- 5) Fire Alarm System: 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.
- A. We have a burglar system with a smoke detector added. Though it is centrally monitored, it is far short of meeting commercial fire system codes. PN Alarm's proposal was to implement a commercial fire system and offered a pathway that could be taken in steps in case funding is an issue.
 - B. Commercial systems are annually inspected at a cost of approximately \$200/year, at which time fire extinguishers are serviced and both the security and smoke detectors can be tested. PN could recharge our fire extinguishers at \$200, but we seem to be equipped with the mini-extinguishers (the type you might buy at Home Depot for your home) in the office (probably not worth recharging and may not be rechargeable). The extinguisher in the Clubhouse has a tag, but it is blank (not dated).
 - C. The current system is approximately 8 years old as per Steve Kaufman of PN, and the main intent was security.
 - D. He would also suggest addition of carbon monoxide detectors.
 - E. In order to meet our charge, we will request 2 proposals from each company, since splitting our monitoring services might add cost. We will seek a proposal that is commercial fire only and a second that is a comprehensive proposal.
 - F. Carol Reynolds will meet with an ADT representative on Friday May 17 at 10:00.
 - G. Recommendations for additional service providers were sought from the board. A recommendation for New Era from Waymart, PA was received and will be pursued.
- 6) Energy efficiencies
- A. Following the March committee report to the BOD, John Hahn suggested looking at alternate electric suppliers.
 - B. John shared his initial research from March which found a savings opportunity of approximately \$4.95/month. Rates were checked again on 5-10-19 and found to be the same (0.0679 being a competitive rate both times), however, future rates posted on papowerswitch.com for PPL are actually lower at 0.06207 so no change is recommended at this time.

Meeting adjourned. Next meeting, Saturday, June 1 at 8:30am in the Conference Room.