

**WLLA BOARD MEETING MINUTES**  
**Hybrid Meeting: Club House/Zoom**

**July 15, 2023**

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

**Call to Order:**

The Board of Directors regular Meeting of the Walker Lake Shores Landowners Association was called to order at 9:50 a.m. on July 15, 2023, by President John Weber.

**Salute to the Flag**

**Roll Call:**

Secretary conducted roll call. The following members were present: John Weber, President; Carol Reynolds, Vice President; Carol Gillen, Treasurer; Carolyn Kalinich, Secretary; Mario Aieta, Director; Michael DeVita, Director; Dan Murphy, Director; Maryann Muschlitz, Director; and John Rolando, Director.

Reminder that no video or audio recording of this meeting by any of the attendees is permitted.

**Approval of the June 17, 2023 Board Meeting Minutes:**

A motion was made, seconded, and carried to accept the June 17, 2023 Board Meeting Minutes as written.

**Approval of the July 15, 2023 Agenda:**

The Agenda was unanimously approved as distributed.

Member opportunity to speak on Agenda items only. There were no comments on Agenda items.

**President's Remarks:**

- Whether a member is attending the meeting via Zoom, or physically present at the Club House, all non-board members need to hold their comments until the end of the meeting.
- Announcement of election results as follows:
  - Michael DeVita – President
  - John Rolando – Vice President
  - **Directors at Large 3-year term:** Michael DeVita, Valeria Mitchel, Carol Reynolds, Bill Savarese, James Walter
  - **Directors at Large 2-year term:** Maryann Muschlitz, Alla Pilsner
- Thank you to our election day volunteers: Linda Dubowski, Phyllis Gambino, and Linda Tremain.

### **Treasurer's Report:**

All members present acknowledged receipt of the July Treasurer's Report (*Please see full Treasurer's Report*). A motion was made, seconded, and carried to accept the Treasurer's Report.

A motion was made, seconded, and carried to accept July invoices as written, including bad debt write offs.

### **Standing Committee Reports:**

#### **Program:**

A motion was made, seconded, and carried to approve a tentative budget of not more than \$325 to cover the costs of the Annual Membership Picnic.

#### **Beach and Grounds:**

A motion was made, seconded, and carried to approve a delivery for 5 yards of sand from D&S for West Shore Beach at a cost of not more than \$350

#### **Legal:**

A motion was made, seconded, and carried to proceed to real property execution to foreclose on a 0.36 acre vacant property.

Following a discussion on the bankruptcy claim being contested by Mrs. Guardino, the Board members agreed to have our bankruptcy counsel oppose her amended plan.

#### **Membership:**

Still looking for one additional Board member for a one-year term.

#### **Clubhouse:**

President John Weber announced a cleanup/repair day has been scheduled for July 22<sup>nd</sup> from 9 a.m. to noon.

#### **Old Business:**

- Please note the office will remain locked during business hours; please go to window on salt shed side of building.

### **Member Comments**

The next Board of Directors Meetings will be held on August 19, 2023, at 9:00 a.m.

A motion was made, seconded, and carried to adjourn the meeting at 10:40 a.m.

**Full Committee reports are posted and can be viewed on our Walker Lakeshores Landowners Association web page: [walkerlake.com](http://walkerlake.com).**