

WLLA BOARD MEETING MINUTES
Hybrid Meeting: Club House/Zoom

September 20, 2025

Office is open Wednesday and Saturday 9:00 a.m. to 2:00 p.m. and will remain locked during business hours.

Call to Order:

The Board of Directors regular Meeting of the Walker Lake Shores Landowners Association was called to order at 9:25 a.m. on September 20, 2025, by President Michael DeVita.

Salute to the Flag

Roll Call:

Secretary conducted a roll call. The following members were present: Michael DeVita, President; John Rolando, Vice President; Carol Gillen, Treasurer; Carolyn Kalinich, Secretary; Mario Aieta, Director; Daniel Duggan, Director; Valerie Mitchell, Director; Daniel Murphy, Director; Alla Piltser, Director; Andrea Rhiel, Director; James Walter, Director; and John Weber, Director.

The following member was absent: Carol Reynolds, Director.

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

There will be a 3-minute time limit on landowners speaking on agenda items, as well as at the end of the board meeting, unless the board wishes to take up a specific discussion.

Approval of the September 20, 2025 Agenda:

The Agenda was unanimously approved as distributed.

Approval of the August 16, 2025 Board Meeting Minutes:

A motion was made, seconded, and carried to accept the August 16, 2025 Board Meeting Minutes. The following members abstained from voting as they were not present at the meeting: Carol Gillen, and Valerie Mitchell.

Member opportunity to speak on Agenda items only.

President's Remarks/New Business:

- 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.
- President Michael DeVita thanked the Women's Club for the donation of new tablecloths.

Treasurer's Report:

All members present acknowledged receipt of the August 31, 2025, Treasurer's Report (*Please see full Treasurer's Report*).

- A motion was made, seconded, and carried to approve and pay September invoices as presented.
- A motion was made, seconded, and carried to write off balance due on Alfred & Frances Galdi invoice.
- A motion was made, seconded, and carried to authorize electronic transfers between Vanguard account and Wayne Bank checking account for the purpose of making deposits and withdrawals.
- A motion was made, seconded and carried to authorize the transfer of up to \$47,801.18 from Vanguard Federal Money Market account.
- A Resolution for authorization of funds transfer from Vanguard Federal Money Market account, and a Resolution for authorizing the Treasurer to implement electronic transfers, are attached to these minutes.

Standing Committee Reports:**Finance:**

Discussed reports submitted. Suggested making changes to "B. Assessments, Arrearages, and Liens" in the Redbook as follows:

1. Request #2 be incorporated with revisions.
2. Rules & Regulations Committee will review #4 revisions.
3. A motion was made, seconded, and carried to approve using the services of the same auditors used last year for the 2024 audit.

Rules and Regulations:

A few items were discussed.

Beach and Grounds:

Reviewed report submitted. Additionally, Director Mario Aieta discussed several options for handicapped access to one of the beaches.

Dam:

Discussed report submitted. A motion was made, seconded, and carried to approve up to \$1,000 to make dam repairs.

Lake:

Discussed report submitted.

Communications:

Newsletter will be out shortly.

Road:

Discussed report submitted. A motion was made, seconded, and carried to award a contract to Warner Paving & Excavating for a maximum of \$20,200 to complete work outlined in the Road Committee report.

Legal:

A few ongoing items were discussed. The Security Camera Policy was discussed and will be voted on at the October meeting.

Clubhouse:

The toilets in the office have been repaired. Director John Weber made the request to purchase a digital lock for the basement at a cost of no more than \$50.

Security:

The Board appointed Director Mario Aieta to the Security Committee. Mario informed the Board that we now have two cameras installed at W. Shore Beach along with solar panels.

Planning:

No report at this time.

Program:

Discussed events scheduled through end of year.

Old Business:

Discussed Old Business items listed on the Agenda.

Member Comments:

No member comments.

The next Board of Directors Meeting and Annual General Membership Meeting and Election will be held on October 18, 2025 at 9:00 a.m.

A motion was made, seconded, and carried to adjourn the meeting at 11:15 a.m.

Full Committee reports are posted and can be viewed on our Walker Lakeshores Landowners Association web page: walkerlake.com.