

WLLA BOARD MEETING MINUTES
Hybrid Meeting: Club House/Zoom

November 15, 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 9:00 a.m. on November 15, 2025, by Vice President John Rolando.

Salute to the Flag

Roll Call:

Secretary conducted a roll call. The following members were present: John Rolando, Vice President; Carol Gillen, Treasurer; Carolyn Kalinich, Secretary; Mario Aieta, Director (via Zoom); Valerie Mitchell, Director; Daniel Murphy, Director; Carol Reynolds, Director; Andrea Rhiel, Director; and James Walter, Director.

The following members were absent: Michael DeVita, President; Alla Piltser, Director; and John Weber, 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 November 15, 2025 Agenda:

The Agenda was unanimously approved as distributed.

Approval of the October 18, 2025 Board Meeting Minutes:

A motion was made, seconded, and carried to accept the October 18, 2025 Board Meeting Minutes. Director Carol Reynolds abstained from voting as she was not present at the meeting.

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.

Treasurer's Report:

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

- A motion was made, seconded, and carried to acknowledge receipt of and approve payment of November invoices as presented.
- A motion was made, seconded, and carried to approve the transfer of \$20,295.98 of Road funds (carry-over from 2024 to 2025) from Vanguard to Wayne Bank as budgeted for use in 2025.
- A motion was made, seconded, and carried to approve up to \$600 for the purchase of a new laser printer.
- A motion was made, seconded, and carried to approve Advantage Oil Company contracts in the amount of \$440 each for office and for clubhouse.

Approved Email votes prior to November 15, 2025 Board Meeting

Motion to accept Email votes as documented. Motion passed.

Standing Committee Reports:

Finance:

A motion was made, seconded, and carried to accept the 2026 Budget as presented.

A motion was made, seconded, and carried to accept the 2026 proposal of assessments.

Rules and Regulations:

A motion was made, seconded, and carried to approve the Security Policy as written. This policy will be added to the Red Book.

Beach and Grounds:

Chair position is needed for this committee.

Dam:

Mays Bros. made necessary repairs to the dam.

Lake:

Discussed report submitted.

Communications:

No report currently.

Road:

Discussed report submitted. A motion was made, seconded, and carried to accept maintenance responsibilities for the portions of roadway on Cahoonzie Rd off Birch to the end of the property line of 141 Cahoonzie, and to accept maintenance responsibilities on Cree off Birch, and from Birch to the end of the property line of 152 Cree.

Legal:

Director Mario Aieta spoke to attorney John Stieh regarding the Dawson catch basin. Attorney Stieh will prepare an easement.

Clubhouse:

Held a clean-up day at the Clubhouse on November 1st.

Planning:

Reviewed the “Reserve Study and Funding Analysis Report”

Program:

Program Chair Valerie Mitchell discussed remaining events through year-end. Valerie also gave kudos to Andrea and Ray Rhiel for all the items they contributed to the events.

Old Business:

Discussed Old Business items listed on the Agenda. The 2026 Board meeting dates will be sent out shortly.

Member Comments:

No member comments.

The next Board of Directors Meeting will be held on January 17, 2026 at 9:00 a.m.

A motion was made, seconded, and carried to cancel the December Board Meeting.

A motion was made, seconded, and carried to adjourn the meeting at 10:15 a.m.

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