

**WALKER LAKE SHORES LANDOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MONTHLY MEETING MINUTES
SATURDAY, AUGUST 17, 2019**

I. Call to Order - Meeting called to order by acting Chairperson Mario Aieta at 10:00am.

II. Announcement of Recording Call for objections to recording the Minutes for accuracy. No objections received.

III. Pledge of Allegiance

IV. Roll Call Members present: Mario Aieta, Carol Gillen, Janice Hahn, Rose Murphy, Maryann Muschlitz, Paul Palladino, Vicky Perrotta, John Weber Members Absent: Ron Lisciandrello, Marvin Schechter

V. Approval of the Agenda

Motion made by John Weber, seconded by Maryann Muschlitz to add c. Special Meeting Minutes under Approval of Meeting Minutes. All voted aye, motion passed.

Motion made by Mario Aieta, seconded by Carol Gillen to amend the General Meeting Minutes by changing the number 12 to 8 in section 7c. Motion passed with one abstention.

Motion made by John Weber, seconded by Mario Aieta, to tentatively approve the July General Meeting Minutes as amended, to post them on the WLLA website and add them to the agenda for approval at the next General Meeting in September by acclamation. Motion passed with one abstention.

Motion made by Maryann Muschlitz, seconded by Vicky Perrotta, to ratify the Regular July Meeting Minutes already approved by email vote. Motion passed with one abstention.

Motion made by Carol Gillen, seconded by Maryann Muschlitz, to approve the Special Meeting Minutes. Motion passed with one abstention.

VI. Treasurer's Report - Carol Gillen

Cash Report: Line Of Credit matures 11-10-2019. Satisfaction vs refinance is discussed.

Accumulated Cash Flows (money in our checking account attributable to fiscal years prior to 2017) were discussed at length – source, efforts to quantify, obligations to consider in classifying now, use in budget... No action taken.

Invoices for August 2020 were presented. Motion made by Maryann Muschlitz, seconded by Janice Hahn, not to write off the additional interest accrued on a civil complaint (recently paid plus court costs), and to send a bill for \$64.52 for 4 months additional accrued interest. Paul Palladino abstained, Carol Gillen voted no, all others voted aye, motion passed.

Motion made by Maryann Muschlitz, seconded by John Weber, to pay all new expenditures reflected on the August 2019 Invoice Report. All voted aye, motion passed.

Motion made by Mario Aieta, seconded by Carol Gillen, to ratify all email votes as reflected

on the August 2019 Invoice Report. All voted aye, motion passed.

The hearing date on the remaining 5 court filings has been adjourned to a date in September.

The court is open and anyone can attend. Mario stated he will send out the hearing date when it becomes available.

Motion made by Maryann Muschlitz, seconded by John Weber to accept the Treasurer's Report. Janice Hahn and Rose Murphy abstained, all others voted aye. Motion passes.

VII. Committee Reports

a. Beach and Grounds - Bill Boehme

Motion made by Carol Gillen, seconded by Maryann Muschlitz, to purchase a dehumidifier for the garage for approximately \$350, with warranty. All voted aye, motion passed.

Motion by Mario Aieta, seconded by Maryann Muschlitz, for Bill Boehme to send out a statement of work for possible input or bids from any security company interested. All voted aye, motion passed.

b. Clubhouse – no chairperson - John Weber volunteered to chair.

Progress on issues identified by the home inspection is discussed.

c. Communications - Marisa Boehme reported for John Schwenkler, not present

Motion made by Mario Aieta, seconded by Maryann Muschlitz, to approve \$15/month expenditure for the new website. All voted aye, motion passed.

Motion made by Mario Aieta, seconded by John Weber, to indicate to the Communications Committee the approval of the new website. All voted aye, motion passed.

d. Lake - Peter Wulfhurst

The DEP informed us we do not have to lower the lake to inspect the dam valve below the water line. A camera will be used next week to perform the inspection at a cost of about \$1000. An engineer will hold a public meeting with lakefront property owners to appraise cost and process of dredging as well as the permit process sometime in October.

e. Legal Committee -Mario Aieta

Status of complaints, declaratory judgement and Wayne Bank/Fran Orth litigation were reported.

f. Nominations - Vicky Perrotta

Motion by Mario Aieta, seconded by Maryann Muschlitz, to count Board Member term year absences from September to August. All voted aye, motion passed.

Absences vs excused and unexcused were discussed. Rules and Regulations will take the matter up at their next meeting and present a clear policy of absences to the Board and a policy of removal if over the allowed absences.

Some members requested meeting dates other than every third Saturday. Maryann Muschlitz offered to propose a calendar for next year's meetings.

g. Planning Report – Carol Gillen

Planning report provided. Discussion to encourage more people to be involved/get more nominations. The clubhouse is not being rented. Suggestions discussed to make the clubhouse more attractive.

h. Program - Maryann Muschlitz

Sip and Paint will be held September 14 at the Clubhouse 7 pm. A Nature Walk is scheduled for September 1, any child under 10 must have a parent accompany them.

i. Rentals - Vicky Perrotta Tat Chan met with Vicky and Marvin Schector with a request to decrease the legal rental length of 30 days for rentals. No action taken.

j. Roads - Mike DeVita provided a report, not in attendance. John Weber reported.

Motion made by Carol Gillen, seconded by Mario Aieta, to approve the bid by Vaugh in the amount of \$3650 to sealcoat the Clubhouse/Office parking lot. All voted aye, motion passed.

Motion made by Mario Aieta, seconded by Carol Gillen to accept the bid of \$4,328.94 from Empire to trim trees overhanging our roadways to allow clear passage for plow trucks this winter. Empire offered to remove the couch that was dumped in an empty lot at no charge with the approved bid. All voted aye, motion passed.

k. Rules and Regulations - The committee needs to create a compilation of amendments which have passed since 2008, and do not appear in the Red Book.

l. Finance - Carol Gillen -

Recommendation made for a \$60 Special Road Assessment for 2019 and discussion related to prior years' accumulated cash flows ensued with no action taken.

Janice volunteered to pursue additional arrearages in civil court filings.

VIII. Resignations –

Motion made by Mario Aieta, seconded by Maryann Muschlitz, to accept Bill McCarthy's resignation. All voted aye, motion passed.

Motion made by Mario Aieta, seconded by Maryann Muschlitz, to accept Mike DeVita's resignation. All voted aye, motion passed.

Motion made by Mario Aieta, seconded by Janice Hahn, to keep Mike DeVita as chairman of the Road Committee. All voted aye, motion passed.

Motion made by Mario Aieta, seconded by Janice Hahn, send a letter Hinkel Estates to remove Bill Reese from the Board and appoint a new representative. 7 aye, Carol Gillen no, motion passed.

IX. Old Business - The vote to amend the current collection procedure in Section 3, Part B1 in the Rules and Regulations which was introduced at the prior board meeting and the revised regulation will read,

“Landowners who have not paid their assessments by April 1 will incur a finance charge. Those who are in arrears on that date will be subject to collection and liens. If necessary, court action will be taken. Those property owners forfeit their landowner rights.”

Motion made by Mario Aieta, seconded by Carol Gillen, to accept the revision. All voted aye with one abstention. Motion passed.

X. Adjournment - the Meeting adjourned at 1:12 pm

Respectfully submitted,
Carol Gillen