

WALKER LAKE LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS

REGULAR MONTHLY MEETING

Saturday, November 17, 2018

I. Call to Order

The Board of Directors Regular Monthly Meeting was called to order by President Janice Hahn at 10 am.

II. Salute to the Flag

III. Announcement of Recording

Call for objections to recording of the Minutes for accuracy, none received.

IV. Roll Call

Members present: Janice Hahn, Carol Reynolds, Carol Gillen, Rose Murphy, Ron Lisciandrello, Vicky Perrotta, Mario Aieta, Michael DeVita, Bill McCarthy, Linda Verge, Maryann Muschlitz, John Weber, Will Murchio

Members excused: Bill Reese, Paul Palladino

V. Approval of Minutes from October's 20, 2018

The Minutes of the Regular Board of Directors Meeting was reviewed via email prior to this meeting. Motion made by Linda Verge to approve the Minutes as written, seconded by Vicky Perrotta. All voted aye, motion passed.

VI. Approval of the Agenda

Motion made by Vicky Perrotta to approve the Agenda, seconded by Maryann Muschlitz. All voted aye, motion passed.

VII. Presidents Remarks

The WLLA office will be closed Wednesday, November 21, 2018 for the Thanksgiving Holiday.

A thank you was expressed to the the Woman's Club for their donation of twenty three wheel chair bags to Milford Senior Care and fifteen baby blankets to Baby Blessing Pantry located in the Dingmans' Ferry Methodist Church which serves the entire area.

In response to an issue from last month's meeting, our

insurance liaison was contacted and has confirmed no alcohol should be provided by WLLA at Clubhouse functions. Our liability is greatly reduced if a BYOB policy is adhered to and we also negate the risk of not having our policy renewed. Any member renting the Clubhouse can provide alcohol at their personal function but should carry an additional homeowner's liability insurance rider for the day and provide proof to the Office. The rental contract will be amended to reflect this. At the October 29, 2018 court hearing, Judge Cooper found in favor of WLLA for the citations issued regarding West Shore Beach. The defendant was ordered to make restitution for the lock, fined \$250, and court fees were imposed. Judgement can be appealed.

Philadelphia Insurance acknowledged our claim of theft by Art Politano and issued a check to WLLA for \$30,000 for the term year of 2016. To date, we have not received the report from Atty. Steve Hoffman of Norris McLaughlin & Marcus law firm hired to determine the viability of a lawsuit against Wayne Bank regarding loans procured by Art Politano.

It was requested that all concerns be brought to the Board table. Emails circulating are inaccurate or missing facts and are causing animosity. Please be respectful.

VIII. New Business

A. A member (Phyllis Gambino) requested the "right to use" road usage fee be added to the agenda. After discussion, the issue has been tabled until more information is obtained regarding the question if a homeowner living on a township or state road pays more in property taxes. This could offset their

responsibility to pay a road usage fee. John Weber volunteered to find out if this applies to Maple Drive, a Shohola Township Road. A legal decision is needed to determine if we can charge an assessment to Maple Park residents, as well as Hinkel Estates. All the research will be brought back to the next BOD meeting. Motion made by Maryann Muschlitz, seconded by Carol Reynolds, to table the discussion until more information is brought forward. All voted aye, motion passed.

B. Discussion to change the three temporary committees: Beach & Grounds, Security and Rental - to permanent standing committees. Motion made by Mike DeVita, seconded by Carol Reynolds to designate the change of the three temporary committees of Beach & Grounds, Security and Rental to permanent standing committees. Will Murchio abstained , all others voted aye. Motion passed.

C. There will not be a Board meeting in December. The next meeting will be January 19, 2019.

IX. Treasurers Report - Carol Gillen

Please see full report attached. Paying down the debt and line of credit discussed.

All efforts being made to reach a pro-rata share for Maple Park. Janice Hahn reported there was a lawsuit from 1997-2003 which contained a formula to calculate the pro rata share. The case was argued previously by Atty. Stieh,

with an opinion of 53 pages on record, read by Janice Hahn at the prothonotary office. Further clarification needed. Motion made by Carol Gillen, seconded by Vicky Perrotta, to hire Atty. Stieh for a one hour consultation at a fee of \$295, to aid in finalizing the calculation for the Maple Park pro rata share billing. Maryann Muschlitz and Will Murchio voted no, all others voted aye. Motion passed.

Going forward, the Legal Committee will file our liens at a great cost savings, eliminating hiring Atty. Farley.

After Thanksgiving, Zavada will make their second site visit to finalize their audit.

List of bills provided and reviewed. Motion made by Carol Reynolds, seconded by Maryann Muschlitz to pay bills as presented. All voted aye, motion passed.

2019 Budget discussed, including discussion of the Finance Committee's monthly report on the development of the budget and deliberations. Suggestions requested: Mario Aieta suggested extending payments to satisfy the Hinkel agreement. The Finance Committee recommended putting the \$30,000 insurance proceeds to Road and billing this year's Road assessments in two installments.

Motion made by Carol Reynolds, seconded by Mario Aieta, to accept the budget as proposed. All voted aye, motion passed.

Motion made by Mike DeVita, seconded by John Weber, to

send out assessments at the current rate in January, containing a statement that we can expect a special Road assessment in July with the amount to be determined. All voted aye, motion passed.

Motion made by Vicky Perrotta, seconded by John Weber, to allocate the \$30,000 Philadelphia Insurance check to the Roads account. All voted aye, motion passed.

Motion made by Carol Reynolds, seconded by Vicky Perrotta, to seek a declaratory judgement to go back 5-7 years against Philadelphia Insurance costing approximately \$5,000-\$7,000 for \$30,000 x 5 years for Art Politano's theft. All voted aye, motion passed.

The Program Committee will carry over funds earned yearly and a separate report will be written in addition to current Quick Books reporting so that this carry over can be included.

X. Committee Reports

A. Finance - Çarol Gillen - See attached report.

B. Nominations - Vicky Perrotta

Last meeting was cancelled due to inclement weather.

Currently formulating guidelines for next years election and working on more community involvement. A suggestion was to possibly decrease the board to 9 Directors and removing the Officers as Directors. This will be looked at by the Rules and Regulations Committee.

C. Program - Maryann Muschlitz - See attached report
Research to be done regarding Bingo, which is considered a game of chance. Suggested tee shirts with Walker Lake logo.

D. Clubhouse - No rentals occurred

E. Lake - See attached report

There will be no fishery study for 2018. Dam passed inspection, report provided.

F. Roads - Mike DeVita

New antiskid received with savings over last year. Snow plowing contract in place, new contractor learning community.

Pothole repairs cancelled due to weather. Bid out for estimates to fill potholes on asphalt roads, one received.

Motion made by Mike DeVita, seconded by Mario Aieta, to hire Warner Paving to fill potholes on asphalt roads at a cost of \$2200. All voted aye, motion passed.

Motion made by Mike DeVita, seconded by Mario Aieta, for \$225.00 to Build-a-Sign to replace 2 stop signs and brackets for Lakeshore and White Spruce. All voted aye, motion passed.

G. Long Term Planning - report attached

Carol Gillen has been appointed chairman of this committee, as duties are closely tied to Finances. Working on scope of

work. Software needed for long term planning, recommended by our current accountants, Owens Accounting Firm, which offers reserves planning. John Weber, Carol Reynolds and Janice Dimaio joined committee.

H. Legal

The Scope of Work was reviewed and approved with a final copy sent to Carol Reynolds. Upset tax sale options to be explored and conference call to be scheduled with Atty Farley. Appointment to be made for consultation with Attorney Steih.

I. Communications - Mike DeVita

Winter Newsletter December 15, 2018, seeking articles with November 30, 2018 deadline. Request made to Mike DeVita to provide all passwords for WLLA accounts to the WLLA office. SimpleLists not set up yet. No Facebook issues to report and 6 new members approved. Bulletin boards to be installed in the Spring once the property owner where the existing community sign stands is discovered. Motion made by Mike DeVita, seconded by Carol Reynolds, to renew our domain name of WalkerLake.com with Register.com for 4 years costing \$148.00. All voted aye, motion passed.

J. Rules and Regulations

The Scope of Work was reviewed and approved with a final copy sent to Carol Reynolds. A first draft combining the Constitution and the By Laws was discussed and written but needs further review and modifications before submitting to the BOD. The current constitution will be abided by until the

changes are complete. No meeting in December.

K. Security

There is a possibility the Shohola Police Department will be disbanded, article attached. Members are needed. Mention will be placed in the Newsletter.

L. Rentals

An HOA Roundtable meeting was attended on short term rentals which was found to be a great source of information.

Our Constitutional Amendment with regard to rentals stands as is. No other homeowners communities in the area have a constitution.

M. Beach and Grounds

No activity to report.

X. Member Comments

One community member discussed plowing issues and lack of road repair.

XI. Adjourned

Meeting adjourned at 1 pm.

