

Walker Lake Shores Landowners Association, Inc.

PLANNING COMMITTEE

Planning Committee Members: Carol Gillen (chair), Carol Reynolds, Janice DiMaio, John Weber

JUNE 1, 2019 MEETING, Members in attendance: Carol Gillen, Carol Reynolds and John Weber, with Janice DiMaio attending by phone

- 1) Reserve Study – information gathering in preparation:
  - A. Home Inspection as a means of understanding our current condition and future needs for the office and the clubhouse. 3 bids:  
All In One Home Inspections, LLC \$900.  
Ultra Home Inspections \$600 (\$630, less \$30 coupon)  
Accurate & Affordable House Inspection \$565.  
**ACTION ITEM:** The planning committee recommends that the board engage Ultra Home Inspections to perform building inspections for our office and clubhouse (for scope of work & reporting).
  - B. John will ask the Men’s Club to label the electric panel and will work with the excel sheet Carol R created to catalog our assets/fixtures & their condition. John volunteered to meet with the home inspector, if approved.
  - C. Planning will request \$3000 in the 2020 budget for the Reserve Study.
- 2) Fire Alarm System: The BOD charged the Planning Committee to review and acquire additional bids at the March BOD meeting, inclusive of a comprehensive review of all security. The proposal from PN Alarm was rejected.  
2 proposals (1 @ commercial fire, 1 @ comprehensive fire/security) are being sought from each of 3 companies – PN Alarm, ADT & New Era. Carol R met with the ADT rep and their 2 proposals are in hand. Carol R will call and meet with PN & New Era.
- 3) Lots strategy: no new developments since May - the committee is in need of someone who has real estate transaction expertise to be able to develop the costs associated with developing a solid strategy to propose to the board. A few names are brainstormed. Focus should be diverting lots susceptible to distressed sales into a normal sale, potentially focusing on combining smaller lots to create parcels that can be built and reselling, all with the goal of moving our community toward being more fiscally sound generally.
- 4) Playground proposal (major discussion of our May meeting) – no new developments.
- 5) Committees – Scope of Work coordination – on hold pending the Rules and Regulations committee’s rewrite of our Bylaws. The current rewrite redefines committees.
- 6) Discussion:
  - A. John needs to know who owns the mailbox area on Maple Drive so that he can put up the bulletin board. GIS doesn’t show this area as a separate parcel. After the meeting, Carol G shared the community-wide 1981 deed and maps by email, referencing this parcel. Ownership is still unclear. Is it in the right-of-way?
  - B. Attorney Stieh commented that a 67% favorable vote from the community is required to modify our current deeds. Follow up on this is suggested as a joint project between Planning and Finance.

Meeting adjourned. Next meeting, Saturday, July 6 at 8:30am in the Conference Room.