

WALKER LAKESHORES LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS

REGULAR MONTHLY MEETING

March 16, 2019

I. Call to Order

The meeting was called to order by President Janice Hahn at 10:00 am.

II. Salute to the Flag

III. Announcement of Recording

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

IV. Roll Call

Members present: Janice Hahn, Carol Reynolds, Carol Gillen, Rose Murphy, Ron Lisciandrello, Vicky Perrotta, Maryann Muschlitz, Mario Aieta, Mike DeVita, Bill McCarthy, Paul Palladino, Bill Reese

Members excused: Linda Verge, John Weber, Marvin Schechter

V. Approval of the Minutes

The Minutes of the Regular Board Meeting of February 16, 2019 were submitted by John Weber in place of Rose Murphy, Secretary, who was absent from the meeting. They were reviewed via email prior to the meeting. Motion made by Paul Palladino to approve the Minutes as written, seconded by Vicky Perrotta. All voted aye, motion passed.

VI. Approval of the Agenda

Motion made by Carol Reynolds to approve the Agenda as written, seconded by Vicky Perrotta. All voted aye, with the exception of Maryann Muschlitz opposed. Motion passed.

VII. President's Remarks

Our next Regular Meeting of the Board of Directors will be on April 27, 2019, instead of April 20, 2019 due to the religious holidays of Easter and Passover. The office will also be closed on April 20, 2019, due to the holidays.

Reminder to all Board members that dues must be paid in full by April 1, 2019 in order to be a member in good standing and remain on the Board.

We have received notification of cancellation of our liability insurance for Directors and Officers. The notice of nonrenewal has been received and effective April 15, 2019. Our Insurance Ad Hoc committee is working on getting a new policy in place with three applications to other insurance companies. We have successfully recouped money on our policy for one year of past theft. A Verification was signed and sent to Atty. Tom Farley to continue the Declaratory Judgement against Philadelphia Insurance Company for additional years of theft by Art Politano.

To date, no letters of intent have been received for Interim President to serve May -September 2019. The deadline is April 6, 2019 at 2 pm. An Executive Meeting has been scheduled for April 6, 2019 at 2 pm to appoint a new Interim President if letters are received, voted and approved, or appoint someone to run the meetings if no one is appointed. The Interim President must be available to chair the Legal Committee, serve on the Rules and Regulations Committee and the Finance Committee plus be in the office two days a week, Wednesday and Saturday.

A letter of engagement for Attorney Steih has been accepted. Board decided it is not necessary for Atty. Steih to come to our next meeting to introduce himself.

A bid for \$500.00 has been received for the raft we recouped from Howard Drake. Motion made by Paul Palladino, seconded by Mario Aieta to accept the bid. All voted aye with the exception of Carol Reynolds who recused herself. Motion passed. Money will be applied to other income.

Review and discussion of proposal from P & N Fire and Burglar Alarm Company for additional systems in the office. Three independent bids are necessary. Issue tabled and given to the Planning Committee for voting at the next Board Meeting.

Discussion over a request was received from Bill Boehme to renew the contracts for the Porta Potty, gutters cleaning contractor and landscaping at the same cost. Motion made by Paul Palladino, seconded by Mario Aieta for Bill Boehme to obtain new contract proposals from our existing contractor for the Porta Potty and gutter cleaner. All voted aye, motion passed. As for the landscaping, Mike DeVita volunteered to get three proposals, one being our existing landscapers, and present them for voting at the Board next meeting.

A 2019 year sticker is to be applied to existing member tags to identify current members. Notification will be sent out when stickers are available.

Discussion regarding who is eligible to attend WLLA programs, as stated in the Red Book only members in good standing can attend. This issue was tabled and will be brought to the Rules and Regulations committee for review at their next meeting.

VIII. Treasurer's Report

Treasurer supplied report for all attending to review. Motion made by Mario Aieta, seconded by Mike DeVita, to move the 2017 and 2018 Surpluses and Carryovers as discussed. All voted aye, motion passed.

The Legal Committee recommended that in light of our inability to adequately fund necessary road repairs we stop our automatic transfers from the Lake to Road Accounts. Based on diligent and time consuming research, the Treasurer, the Finance Committee and the Legal Committee have determined that the factual basis for the Settlement was false and the Settlement terms are inconsistent with the intent of the parties to the Settlement as stated in the Letter of Intent which the Settlement was supposed to effectuate. It was noted that the reasons for the recommendation were outlined at prior board meetings attended by the Hinkel Estates representative and that Hinkel Estates was invited to discuss the findings with the Legal Committee and the Finance Committee on three occasions and voiced no objection to the recommendation. Motion made by Mario Aieta, seconded by Carol Reynolds, to stop the automatic transfer payments from the Road Account to the Lake Account, as recommended by the Legal Committee. Mike DeVita abstained, Bill Reese opposed, all remaining voted aye. Motion passed.

Motion made by Maryann Muschlitz, seconded by Vicky Perrotta, to pay bills as written (see attached). All voted aye, motion passed.

Ann from Owens Accounting has been requested for a one day onsite support session with our treasurer. Motion made by Vicky Perrotta, seconded by Maryann Muschlitz to allow the expenditure for Ann from Owens Accounting to spend one day on site with Carol Gillen. Motion passed.

Motion made by Carol Reynolds, seconded by Vicky Perrotta, to approve the request from Carol Gillen to subscribe to a webinar "How to Beat Delinquencies" at a cost of \$69.00. All voted aye, motion passed.

Discussion over using Cash vs Actual finances as a reference for our financial standing.

The legal committee has recommended to not include Maple Park as a subdivision of Walker Lake in our new set of bylaws. After discussion the issue was tabled.

XI. Committee reports

A. Finance Committee

The Finance committee recommended moving \$100,000 of our Lake Reserves to a brokerage account, ie. Vanguard. (money market account). The Finance committee will determine which Vanguard Money Market best meets our needs, require 2 signatures, earn higher interest, and be limited to making transfers between accounts. Motion made by Carol Reynolds, seconded

by Ron Lisciandrello, to open a Vanguard (money market account) using \$100,000 of our Lake Reserves account. All voted aye, motion passed.

B. Nominations Committee

All nomination and election information has been placed in the recent Newsletter. Discussion over how to encourage more people to run for available positions this spring.

Recommendations from the committee are to shorten monthly meetings now running more than 3 hours, putting a time limit on discussion to 5 minutes each, limit committee meetings to one hour per month which also includes outside work, ask members why they do not want to be on the Board. Many vacancies need to be filled and there is a need to isolate why there is little interest.

C. Program Committee

Super Bowl party was not well attended. Discussion over having Safe Haven put a table up at our Annual Membership Picnic and also have them present a program in the clubhouse for information purposes. Majority opinion was not to have a table at the picnic but will entertain an informative presentation for the community on another date in the clubhouse. They could also make brochures available in the office. Suggested possible small informative ad in the upcoming newsletter.

The Annual Membership Picnic, scheduled for July 20, 2019, planning requires volunteers to bring grills. Members will be free, \$5.00 for guests. Budget for the picnic is \$200.00

D. Lake Committee

Discussion of the Dam financial responsibilities. Our consultant should be presenting us with a draft soon. Otters have been spotted in the lake. Reports of damage from otters are to go to the Fish and Game Department for relocation of the otters if necessary.

E. Roads

Empire will be sending a sweeper in the next few weeks to clear the debris from the roads. Official notice was put in the recent newsletter outlining that it is the members responsibility to clean out culverts adjacent to their property on WLLA owned roads prior to July 15. An assessment of the community will be made to determine which culverts have and have not been cleared. Signs requested previously have arrived and once weather permits they will be installed. Motion made by Carol Reynolds, seconded by Carol Gillen, to purchase 4 lap splice kits for no more than \$80 necessary for safe installation. Drainage on Onadaga by Lee Road requires repair and bids for the work will be presented at the next meeting. Road committee will do a ride through to determine what roads need pothole repair. Decision of the special road assessment still to be determined and amount will be reviewed next month.

F. Communications

Newsletter went out, next newsletter June 15, 2019 with a May 15 deadline. Assistant still required as backup for the website. Website needs to remain current. The community bulletin board will be installed once the weather improves.

G. Planning

Home inspection of the WLLA office and clubhouse recommended. Three bids required, only 2 bids received. Scopes of work reviewed. Gaps identified.

Suggestion to do an energy audit from PPL for more efficient fixtures since electrical cost is high. Will wait for the home inspection.

H. Rules and Regulations

Awaiting report

I. Legal Committee

Conference call with Atty. Steih regarding email received from a Maple Park resident. Atty. Steih will respond for WLLA. We will honor the assessment due date of May 25 for a homeowner whose deed states May 25 as the due date by using that due date for all Maple Park landowners. Recommendation made to accept donations of property if taxes and assessments are paid in full at the time of the transaction. Motion made by Vicky Perrotta, seconded by Carol Gillen, to accept the donation of two lots from Ed and Laurie Reyes, located on Cahoonzie, if current in payments at time of transaction and zero cost to WLLA. Six members voted aye, 4 voted no, motion passed.

J. Rentals

One homeowner found to refuse payment of the rental fee claiming he was renting prior to our changing our rental rules and regulations. Decision was made that this homeowner must pay the rental fee.

K. Beach and Grounds

Work in progress to obtain 3 proposals for repair of tennis courts. Depth markers needed on the rafts, the third raft at Sandy Beach for sale, paint stairs down to the Clubhouse Beach and add sand to prevent slipping, big boulders needed for Maple Park beach, new sand to be purchased for the Clubhouse beach which needs future approval.

After reviewing the written report by Bill Boehme, motion made by Mario Aieta, seconded by Carol Reynolds, to accept the bids Bill Boehme obtained and outlined in his report for the Porta Potty and gutters cleaning for 2019. All voted aye, motion passed.

X. Old Business

Members attended the CAI Meeting titled Alternative Dispute Resolution which offers many options to handle complaints.

XI. Member Comments

The wall sconces in the clubhouse are plug ins and could be replaced at any time without the need for an electrician.

Question if we have a legal obligation to pave roads in a timely fashion.

Discussion over non members attending social events -risk vs benefits

XII. Adjournment

The meeting was adjourned at 1:27 pm

