

WLLA BOARD MEETING MINUTES

ZOOM MEETING DUE TO COVID-19 GOV. WOLF SOCIAL DISTANCING RESTRICTIONS

Date: 06.20.2020 **Call to Order:** 10:09AM **Meeting Adjourned:** 12:37PM

New Business:

- A. Office is open Wednesday and Friday from 9:00AM to 2:00PM- window service only. Window is located on the side of building by salt shack.
- B. Wayne Bank Settlement check received but not allocated as of yet, part of litigation still in process. Executive Session required.
- C. Election Status: Should we go to all absentee ballots? Any absentee ballot must be returned 1 week before election day. No changes at this time- will keep eye on Governor Wolf and PA status. Continue to encourage people to vote
- D. Septic Riser- at current the cost is \$50.00 to dig out and pump septic every two (2) years. A cost of \$225.00 to \$300.00 is the fee to permanently dig out and build riser depending where the tank is. Will evaluate when they come to pump out septic.
- E. Dam Repair: See Lake Report*

1. ACTION ITEM: Call for any objection to recording of minutes for accuracy and to proceed in a timely manner. Motion to not record Zoom BOD meeting minutes.

MOTION BY: Janice D **SECOND BY:** Bill B

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL

2. ACTION ITEM: Approval of June agenda.

MOTION BY: Carol R **SECOND BY:** Maryann M

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL

3. ACTION ITEM: May Board meeting minutes approved.

MOTION BY: John W **SECOND BY:** Maryann M

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL

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4. ACTION ITEM: May Email Votes prior to June BOD meeting.

MOTION BY: Janice D SECOND BY: Carol R

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL

5. ACTION ITEM: Treasurer- Carol G- Acknowledge Receipt June Treasurers Report.

Transfer \$10,000.00, from checking account to Building Reserve. Received notice from Workmans Comp for overpayment of \$4438.00, we will need to request this refund, they will not just issue on their own. Property owner in arrears is requesting we drop \$200.00 of her \$600.00 membership fees in arrears. BOD request Carol G counter with removal of \$100.00 and pay \$500.00 by June 30, 2020. Committees please hand in budget by August 2020. 2020 payment plans are for current member only. Carol G-Treasurer would like to create a new 2020 payment plan for people that are behind in payments. They MUST become members and a 1.25% interest added, final payment by December 2020. No overlap. This will enable them to become eligible for beach passes. Rules and Regs consistent- if stop paying go to collections.

MOTION BY: Janice D SECOND BY: Carol G

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS X FAIL

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6. ACTION ITEM: Treasurer's Report: Carol G- *Approval of June invoices as presented. April Bank Statements reviewed, approved by committee. Zavada has completed 2019 1120H- no taxes due. We should expect "cash basis" accounting and lack of Reserve Study to be cited again as in previous years. Drainage Funding: John W-president requested Finance Committee input relative to recommendation of funding impending drainage work in the clubhouse area, estimate of \$3000.00. The Finance committee recommendation is to allocate this Drainage Project to the Lake. New presentation of "Our community's finances, a bird's eye view..." will be presented at the July Membership meeting. **Paylease contract issue; new contract has been drawn- vote to accept new contract and to authorize Carol G to sign.

MOTION BY: John W* **SECOND BY:** Maryann M*

VOTE: #YES 8 **#NO** 0 **#ABSTAIN** 0

PASS X **FAIL**

MOTION BY: Dan M** **SECOND BY:** Bill B**

VOTE: #YES 8 **#NO** 0 **#ABSTAIN** 0

PASS X **FAIL**

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7. ACTION ITEM: *Lake Committee: Peter W- Dam Repair: Originally Lake Committee decided it could wait however Lake Committee now recommends to lower lake after Labor Day . Once lake lowered (slow steady draw down so stream doesn't flood, about a week) the pipe will be inspected by engineer. His report will require DEP review. Repairs may take place in Spring of 2021 or Fall 2021 depends on DEP. DEP is major factor in repair needs and cost. Fire department would require notification of draw down. Carol R and Peter W will create a "to do list". Unable to use divers: none in this area. No restocking of fish this year, possibly in the Spring. Lake front property owners will require permits to remove/clean sediment in front of their property; Zoom meeting will be held with consultants regarding lowering of lake/permit information- date to follow. Permanent Dock ; this is a county level permit, Carol R will contact the Pike County Conservancy District for public records. Lake Committee requests authorization for engineer to submit drawdown permit for after Labor Day. Invasive plant found in lake-Variable Leaf Milfoil – treated and will continue to monitor. *Please see Lake Committee Report for full details.*

MOTION BY: John W **SECOND BY:** Bill B

VOTE: #YES 8 **#NO** 0 **#ABSTAIN** 0

PASS X **FAIL**

8. ACTION ITEM: Road Committee: Mike D- Due to equipment problems the new start date for pothole repairs will be June 29, 2020. Mike D requests approval to get bids for new Walker Lakeshore signage. Will persue consultant for drainage issues. There was a study of drainage done about seven (7) years ago. *Please see Road Committee Report for sign and full Roads Report details.*

MOTION BY: Bill B **SECOND BY:** Mario A

VOTE: #YES 8 **#NO** 0 **#ABSTAIN** 0

PASS X **FAIL**

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**9. ACTION ITEM: Summer BOD Meetings will start at 9:00AM instead of 10:00AM.
August meeting will be Saturday the 15th at 7:00PM**

MOTION BY: Bill B SECOND BY: Janice D

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS X FAIL

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Committee Reports/Community Comments:

1. **NON ACTION ITEMS:** Legal Committee: Mario A- Tuesday meeting. Will oversee work of lawyers and determine when we need to seek legal advice. Status of litigation for Fran Orth reviewed. Will follow up with Attorney Steih regarding home owners who stop complying with rules what action can we take?
 2. **NON ACTION ITEMS:** Rental Committee: Janice D- presented new rental agreement form, by request of board will add to fees “Cost of investigation for violation of Rental Agreement”.
 3. **NON ACTION ITEMS:** Communication Committee: Carol R-The Creel Survey is posted on line, all anglers please fill out every time you fish.
 4. **NON ACTION ITEMS:** Rules and Regulations Committee: MaryannM- we are about half way through combining constitution and by-laws. Fine structure will be needed. R&R meeting this week.
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1. **NON ACTION ITEMS:** Security: Steve D- Kathy confirmed we can call Ray’s Towing for cars that are in violation of trespassing. All cars will be given 2 warning notices on car and a record of the car and licence plate will be maintained by security. Fireworks prohibited signs posted at all beaches and dam for the upcoming July 4th. Carol R requested additional security- will inquire with Homeland. *Please see Security Report for full report.*
 2. **NON ACTION ITEMS:** Beach and Grounds: Bill B- will evaluate for new sand after July 4, 2020. Replaced the picnic table at Clubhouse Beach. Boat Yard clean up in July, all boats without a current 2020 sticker will be tagged. *Please see Beach and Grounds Report for full report.*

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- 3. NON ACTION ITEMS:** Planning Committee: Carol G- Reserve study necessary for proper Reserve Fund planning as identified by auditors. *Please see Planning Committee full report for details.*

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Member Comments:

1. John and Janice Hahn: Inquired about Maple Park relative to follow up to last year's failed bylaws amendment vote.
2. Barbara Silver- Commented about success of WLLA clean-up.
3. Bill Mayes: Inquired about Tennis Court repairs.
4. Mike D: Suggested add fines to Red Book for culvert cleaning & write policy for "towing cars" for security.
5. Michael Granne: Inquired about lake lowering & cleaning the stream by his house.
6. Maryann M left meeting at 12:14PM, dead battery on computer.

9. **ACTION ITEMS:** Motion to adjourn meeting at 12:37pm.

MOTION BY: Carol R SECOND BY: Janice D

VOTE: #YES 7 #NO 0 #ABSTAIN 0

PASS X FAIL

APPROVED VIA EMAIL PRIOR TO JUNE BOD MEETING

Motion made by: John Weber to move forward in getting the Dam repaired and approved by all government agencies this fall season. Seconded by: Maryann Muschiltz YES VOTES: 3 NO VOTES: 4 NO REPLY: 1 MOTION TABLED FOR FURTHER INFORMATION

Motion made by: Carol Gillen to raise the Road Discretionary Fund to \$350 for month of June so that we can pay for additional road materials and salt shed repairs Seconded by: Carol Reynolds YES VOTES: 6 NO VOTES: NO REPLY: 2 MOTION PASSED

Email vote request made by: John Weber

1. Yes or No on the board meeting at the clubhouse for board members only
YES VOTES: 0, NO VOTES: 5. MOTION DEFEATED. **Zoom meeting proposed/accepted**
2. Yes or No to let the Twin & Walker Creek Watershed Conservancy use the clubhouse for a meeting June 19th YES VOTES: 4, NO VOTES: 1, NO REPLY: 3
Twin & Walker Conservancy use of clubhouse proposed/accepted