

# Walker Lake Shores Landowners Association

## Board of Directors Meeting

November 21, 2020

I. Meeting is called to order by President John Weber at 10:03 am via Zoom.

II. Call for any objection to audio or video recording of the meeting.

Objection moved by Carol G, 2<sup>nd</sup> by Bill B.

III. <u>Roll Call:</u>	<u>Present</u>	<u>Absent</u>
John Weber, President	X	
Carol Reynolds, Vice President	X	
Carol Gillen, Treasurer	X	
Janice DiMaio, Secretary		X
Mario Aieta, Director	X	(joined @ 10:11 am)
Maryann Muschlitz, Director	X	
Bill Boehme, Director	X	
Daniel Murphy, Director	X	
Michael Granne, Director	X	(joined @ 10:16 am)
Michael DeVita, Director	X	
Bill Reese, Hinkel Director		X

IV. **Motion** to approve the agenda.

Moved by John. All in favor, none opposed, no abstentions.

V. **Motion** to approve the minutes of the October 17, 2020 BOD meeting.

Moved by Mike, 2<sup>nd</sup> by Maryann. All in favor, none opposed, no abstentions.

VI. **Motion** to cancel the December BOD meeting.

Moved by Dan, 2<sup>nd</sup> by Mike. All in favor, none opposed, no abstentions.

VII. Two Amendments to the Rules section of the Red Book presented by Rules & Regs Committee Chair, Maryann (proposed in Oct for vote in Nov as per Rules amendment process). Proposed as follows, with new words underlined:

*Amendment to Section V. Common Areas, B. Boating, #16, a)* Boats, which are left unattended in non-designated areas for 24 hours or more, may be removed and stored at the expense of the owner. No water craft are allowed to be stored on the dam boat access road, to the left (south of the access road, or in the parking lot of the boat launch area.

*Amendment to Section V. Common Areas, B. Boating, #16, b)* All boats stored at the Boat Docking Area MUST display a current ID sticker (see ID Section). Boats without a current ID will receive a timely warning, only if it is possible to identify the owner. Continued violation will lead to collection and storage of the boat by WLLA at the expense of the owner and be subject to fines.

**Motion** made by Carol G to adopt both amendments, 2<sup>nd</sup> by Mike D. All in favor, none opposed, no abstentions.

VIII. Treasurer's Report - Cash Report and Lake-Road-Member reporting through Oct 31

**Motion** to acknowledge receipt of the Treasurer's Report.

Moved by Carol R, 2<sup>nd</sup> by Maryann All in favor, none opposed, no abstentions.

**Motion** to approve the November invoices as presented.

Moved by Mike D, 2<sup>nd</sup> by Dan. All in favor, none opposed, no abstentions.

**Motion** to approve emailed votes prior to November BOD meeting.

Moved by Maryann, 2<sup>nd</sup> by Mike D. All in favor, none opposed, no abstentions.

IX. Standing Committee Reports

a. Finance, Carol Gillen, chair – written report provided.

**Motion** to adopt the proposed 2021 Budget and Assessment.

Moved by Dan, 2<sup>nd</sup> by Carol R. Roll Call vote. All present voted yes.

**Motion** to direct our auditors to proceed to final draft of our 2019 audit.

Moved by Carol G, 2<sup>nd</sup> by Maryann. All in favor, none opposed, no abstentions.

b. Membership/Nominations/Elections, John Weber, chair – quiet for now, hoping for interest from new members when the time comes.

c. Program, Maryann Muschlitz, chair – no activities due to covid-19.

- d. Clubhouse, John Weber, chair – written report provided. Furnaces were serviced. 4 of 5 boxes of Red Books found in the basement were moldy and discarded. 2 old printers will be recycled or disposed.
- e. Lake, Carol Reynolds, chair – written report provided. EAP (Emergency Action Plan) has been submitted. Awaiting feedback from the state.
- f. Dam, Ed Zimmermann, chair – written report provided. Seeking bids for additional work at the spillway (more rip rap, topsoil, and tree removal). Will continue in spring.
- g. Road, Mike DeVita, chair – written report provided. Ready for winter. No more road work until spring unless an emergency comes up. Tar & chip is not as inexpensive as it used to be compared to paving, and it doesn't last as long.
- h. Legal, Mario Aieta, chair – Farley will take on a judgement/collection case that Stieh's firm declined due to a representation relationship with the property owner. Farley is still pursuing the claim for additional years of insurance coverage for Art Politano's theft. Trying to keep costs down so moving slowly. Work with Stieh continues on collections. The Fran Orth case is still before the Judge, awaiting decision.
- i. Planning, Carol Gillen, chair – written report provided.

**Motion** to move forward with a DIY Reserve Study at a cost of \$349.

Moved by Dan, 2<sup>nd</sup> by Maryann. All in favor, none opposed, no abstentions.

A system for our board member emails is discussed. Marisa Boehme had researched an option through our website at a cost of \$72/year/board member and found an alternative provider that would cost us just \$30/year for 100 emails + \$20 domain registration. Kent Iverson (attending community member) offered to review. To be added to the January agenda, once more info is available.

- j. Communications, Carol Reynolds, chair – written report provided. A request to volunteer was received. Taking ads for newsletter. Thank you to "Dee Nicole" for organizing trick or treating.
- k. Rules and Regulations, Maryann Muschlitz, chair – written report provided.
  - 1) Combined Constitution & ByLaws Revision, proposed to the board prior to the Oct meeting for vote in Nov. Mike D objects to treatment of Maple Park in the

proposal stating it is inconsistent with deed covenants in his opinion, and requests that this be entered into record. Potential edits to page 7 (Article X: Committees) are discussed. The May and July meetings would be the soonest for two Membership votes required by the Constitution's amendment procedure. Edits are to be made, revised document circulated to the board, and added to January agenda for board approval to advance to the Membership.

2) Opportunity to be Heard procedure is presented by Carol R with sample letters of the "Notice of Violation" and the "Notice of Opportunity to be Heard." Mike D recommends to be sent to Legal to review. Legal will take up how the notices should be sent as well. Carol R will get documents to Legal.

- I. Security, Steve DiMaio, chair – no activities to report
  - m. Rental, Janice DiMaio, chair – written report provided.
  - n. Beach and Grounds, Bill Boehme, chair – written report provided. Discussion of need for more space to dispose of leaves. Current location for Clubhouse grounds is behind the salt shed and is overloaded. Mike D and Bill B will take up this issue – investigating vacuum truck capability or perhaps identify a WLLA owned lot for composting the leaves. Carol G will send them the map of WLLA owned lots.
- X. Old Business – none
- XI. Member Comments – Kent Iverson corrected the Rule revision to "water craft" from "water crafts." Water craft is plural. Board discussion is to make the change to Rule amendment (just grammar, no change to content or intent) without additional board action.
- XII. Next BOD meeting will be Saturday, January 16, 2021 (probably via Zoom).
- XIII. **Motion** to adjourn.
- Moved by Maryann, 2<sup>nd</sup> by Carol R. All in favor, none opposed, no abstentions.
- Meeting adjourned at 11:12 am.

Respectfully submitted,

Carol Gillen