

B O D Meeting of November 16, 2019

Meeting brought to order at 10:08 AM by Mario Aieta.

In attendance were C Gillen, C Reynolds, Mario Aieta, J DiMaio, M Muschlitz, J Weber and B Boehme. B Boehme attended the meeting by telephone.

Total WLLA Board attendance allows for normal business to be conducted. Absent was Hinkel Estate Representative.

Minutes of the August meeting were accepted by the members. Motion by Janice DiMaio, 2nd by J Weber, vote was 5 yes, 1 abstention

Minutes were approved for the October 2019 meeting. Motion made by C Reynolds, 2nd by C Gillen approved by all members. Please note that Mario left this meeting before it was voted upon. Mario attended this meeting by Phone.

Agenda for today's meeting was presented and accepted by vote. Motion by C Reynolds, 2nd by C Gillen, all 7 members voted yes.

Treasurers report Payment of invoices presented for payment by C Gillen. Motion by C Gillen, 2nd by M Muschlitz, 7 vote's yes 100%

The treasures report which included 2020 budget was approved. Motion made by C Gillen 2nd by M Muschlitz 100% approval by the board.

Motion made to Post the 2018 independent Audit conducted by Zavada & Associates CPA. Motion by M Aieta, 2nd by M Muschlitz, yes vote by all 7 members.

2020 Budget was presented by C Gillen

Discussion on the Assessment structure was presented, we will go to a 6 tier payment schedule

Described as follows.

Property size	assessment amount \$
< 1 acre	\$330.00
1-2.2 acre	\$390.00
2.2- 3.4 acre	\$600.00
3.4-4.6 acre	\$600.00
4.6-5.8 acre	\$635.00
>5.8 acre	\$750.00

Motion was made to approve the new payment structure for 2020. Motion by M Aieta, 2nd by C Reynolds, Mario Aieta recused from the vote. All 7 members voted yes. We also discussed that with the new assessment amounts there is no decrease in the acreage billing for 2020. Motion by M Aieta, 2nd by C Reynolds all members voted YES.

W.L.L.A Lake Assessment Fee for 2020 to remain at \$325.00. Motion by M Aieta, 2nd by J DiMaio 100% yes vote.

Road committee to write a letter to be posted on the Website and to be printed and added to the 2020 assessment billing mailing. This letter relates to owners responsibility to clean culverts and pipes so rain water can drain freely.

Programs sponsored by WLLA thru the end of year are:

Sip and paint get together.

Christmas tree lighting and pot luck

Both events will be conducted at the club house

Check WLLA calendar for dates and times.

W.L.L.A received a request for a refund on property rental as the renter moved from the property before the agreement expired, the landlord is asking for a fee refund from WLLA. Motion was made by M Aieta, 2nd by M Muschlitz 7 voted NO, no refund.

A motion was made that the Rules and Regulation committee develop a written plan about private security cameras, security lighting, and others related areas of concern as it relates to property boundaries. We presently have no policy. Motion made by M Aieta 2nd by J Weber Motion passed all voted yes.

A letter from former members of the board of directors was received stating issues that they feel need to be resolved. This matter was discussed and was given to the legal committee to evaluate and handle.

A discussion about vacant positions on the B O D were discussed, there is a growing concern that we need these positions filled A.S.A.P. The outcome of this discussion resulted as follows

John Weber volunteered to become President, Carol Reynolds volunteered to be Vice President and Janice DiMaio will be secretary. A Motion was made for vote for each office as follows.

Please note that these positions are Interim positions.

President Motion by M Aieta 2nd by Janice DiMaio all members voted YES

V President Motion by M Aieta 2nd J DiMaio all members voted YES

Secretary Motion by M Aieta 2nd by J Weber all members voted YES

Motion was made that we add John Weber (Interim President), Carol Reynolds (Interim Vice President) and Janice DiMaio (Interim Secretary) to the Wayne Bank Account Signatories by C Gillen, 2nd by J DiMaio. All voted YES. Carol Gillen (Treasurer) is the 4th signatory on the account.

An offer was made by a WLLA landowner as it relates to purchasing property that we own, the offer was rejected. The offer was very small and it may cost us more to sell the property. WLLA to respond to the landowners if they are interested they should offer a higher amount. Motion was made by M Muschlitz, 2nd by C Reynolds all members voted YES.

A motion was made to cancel the December Board meeting, Motion was made by C Reynolds and 2nd by M Muschlitz all member voted YES.

Carol Gillen to list all payables for December and e-mail for review and to vote on the payment of the items.

Meeting was adjourned at 12:58 PM

John Weber

Rev 12-30-2019 CG