

Walker Lake Shores Landowners Association, Inc.

PLANNING COMMITTEE

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

FEBRUARY 24, 2021 MEETING via Zoom. Carol & John Weber in attendance with Kent Iverson, John Schwenkler, and Kathy Zimmermann. This is second session dedicated to exploring options for a board email service provider.

Kent acquired demos and walked us through them for the 2 final providers being considered (Scala and DNS Exit).

Roles are discussed. Marisa is willing to do the setup/implementation. Kathy would have the ongoing duties – primarily mailbox management (create mailboxes, manage quotas, deactivate/delete). Kent suggests that the 2 most common questions would be expected to be “What’s my password?” or “How do I get it on my phone?”

Issues with current methods and goals of using a board email system are discussed:

Use of private emails is not viewed favorably. Separate board email addresses are preferred.

Records retention - all boards (by nature of elections) experience regular turnover of personnel.

Smoothen transition for new volunteers

Greater continuity for the Association

Association custody of communications - none of the emails prior to Art’s death are available to us today.

Email threads become fragmented – this is a function of settings on an individual’s email.

\*Some issues won’t be not be resolved by using a service provider alone. Training and agreed upon methods will be necessary as well.

\*Threads become difficult to follow, particularly votes. Kathy & Kent are following up on polling tools that might help.

\*Sometimes board members “reply” instead of “reply all.”

Storage is one aspect that varies among the service providers.

~ How do we want to manage our email storage? Several scenarios were raised.

~ What is our retention policy? Per February BOD meeting discussion, Legal Committee to see if counsel has recommendations for retention. **Discussion/News?**

**ACTION ITEM:** Would the board like to proceed with the pursuit of a board email system? If so, we would like to request board authorization to spend \$80 (the annual cost is \$80/year).

On-going projects (not taken up during this 2-24-2021 session):

- 1) DIY Reserve Study was approved by the BOD 11-21-2020 at a cost of \$349.
- 2) Request to purchase a WLLA owned lot, contiguous to a property owner’s current holdings. County is the grantor to WLLA with a permanent common area designation. This is viewed as a test subject in developing a strategic plan for WLLA owned lots.  
Follow up with the county at counsel’s recommendation did provide for a pathway to selling the lot in question. This is the response from Cynthia Gehris, Director of the Pike County Tax Claim Bureau:  
“Pike County will agree to permit Walker Lake Land Owners Association to sell the lots it previously purchased for Twenty-five (\$25.00) Dollars to individual property owners conditioned upon the following:

1. The lots are sold to adjacent property owners who must combine the repository lot with their adjacent lot. Walker Lake Land Owners Assoc. deed to the adjacent property owner must contain an “Under and Subject To” condition that the lot will be combined with the specific legal description of the adjacent parcel.
2. The deed shall also contain a restriction that pending the lot combination, the repository lot shall at no time be developed to include a residential home.
3. Prior to the recording of the deed, Walker Lake Land Owners Assoc. shall pay the amount of One Thousand Two Hundred Twenty-Five (\$1,225.00) Dollars to the Pike County Tax Claim Bureau and provide a copy of the proposed deed to the our solicitor (Stacey Beecher, Esq) for review and approval.
4. Walker Lake Land Owners Assoc shall also prepare a corrective deed removing the restrictive language set forth in the current repository deeds. The execution of the corrective deed by the Pike County Tax Claim Bureau is contingent upon the deed being recorded simultaneously with the recording of the transfer deed. The county shall also be provided with a self-addressed stamped envelope to facilitate the return of the executed corrective deed to your firm.
5. Walker Lake Land Owners Association shall be responsible for all costs, including deed preparations, transfer taxes, recording fees.”

The board has previously stated that all costs must be borne by the purchaser. Consult from a local real estate agent confirms that this is a difficult, costly process, but she was unable to put a number to the process. Need to find a way to understand the costs that we would incur to develop a sale price that would cover everything to bring that recommendation to the board for consideration.

Per February BOD meeting, Legal Committee will bring this information from the county back to our counsel so that counsel’s role and associated costs might be understood. *Discussion/News?*

Future, Long-term Goals:

- 1) A 67% favorable vote from the community would be required to create a new community-wide agreement. This would be a very costly process, likely cost prohibitive.
- 2) Strategic plan for WLLA owned lots.