

WLLA BOARD MEETING MINUTES

Date: 01.18.2020 Call to Order: 10:00AM Meeting Adjourned: 12:45PM

Salute to Flag

Roll Call:

Jan 18, 2020 Board Meeting			
Members Attendance	Present	Absent	Phone In
John Weber-Interim President	X		
Carol Reynolds-Interim Vice-President	X		
Carol Gillen- Treasurer		X	
Janice DiMaio-Interim Secretary	X		
Mario Aieta- Director	X		
Maryann Muschlitz-Director	X		
Bill Boehme-Interim Director			X

Introduction of Attorney Stieh- Attorney Stieh answered questions from former board members from 10:00AM to 11:00AM.

No Presidents remarks

Ten (10) minute recess from 11:00AM to 11:10AM

New Business:

- ACTION ITEM:** Maple Park Pro Rata Share: total will be \$105.34- (West Shore Beach). Expenses include: trash removal, water testing, beach expenses, Insurance-liability for beach, dam and lake, Lake Consultant, Lake stocking, dam maintenance and beach security. Carol R propose to round amount to \$105.00 instead of \$105.34

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

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS: X **FAIL**

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2. **ACTION ITEM:** Property owner letter/write-off of past due balance- per previous discussions and property owner consolidation of multi properties the best resolution is to write off past due balance.

MOTION BY: Mario A SECOND BY: Carol R

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS: X FAIL

3. **ACTION ITEM:** Purchase of WLLA owned property. Original offer of \$1500.00 was declined by WLLA. 2nd offer was received offering \$2000.00. After discussion board agreed to accept \$2000.00 offer only if buyer agrees to pay any and all fees attached to transaction.

MOTION BY: John W SECOND BY: Maryann M

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS: X FAIL

4. **ACTION ITEM:** Treasurer- Carol G request authorization to pay line of credit total \$37,000.00- (\$22,000.00- Road, \$15,000.00-unclassified) by 02.10.2020 if Wayne Bank does not give us additional extension. Previously authorized in November 2019 before receiving Wayne Bank extension.

MOTION BY: Mario A SECOND BY: Carol R

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

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5. **ACTION ITEM:** Community Complaints-Garbage/Loose dogs. Certified letters have been mailed to land/home owner. One (1) land/home owner has complied and cleaned garbage. One (1) land/home owner requests extension until Spring-warmer weather to complete remaining necessary clean-up. **Vote for extension- no extension given-unanimous.** John W will follow-up with Shohola township regarding non-compliant land/home owners. Discussion of daily fines imposed by WLLA tabled for review of 2019 BOD minutes.

MOTION BY: Carol R SECOND BY: Maryann M

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

6. **ACTION ITEM:** Engage Zavada & Associates for our 2019 audit and tax return preparations allowing Treasurer Carol G to begin communications.

MOTION BY: Mario A SECOND BY: Carol R

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

7. **ACTION ITEM:** Lake Committee- Carol R request for Peter W- (Lake chair-person) to attend this year's Lake Management Conference at Penn State. Expenses not to exceed \$500.00.

MOTION BY: Carol R SECOND BY: Maryann M

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

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8. ACTION ITEM: Ratify all votes by email as summarized in attached report. (Per community member request will post email votes with board meeting minutes.)

MOTION BY: Mario A SECOND BY: Carol R

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

9. ACTION ITEM: November 2019 board minutes approved.

MOTION BY: Mario A SECOND BY: Maryann M

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

10. ACTION ITEM: Finance Report- Approved new expenses for 2020. *** Amendment Approve January Invoices as presented. Refer to Feb 15, 2020 Board Meeting Minutes.***

MOTION BY: Mario A SECOND BY: Carol R

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

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11. ACTION ITEM: Interim Board Member Request: letter submitted by Daniel Murphy.
Motion to accept request.

MOTION BY: Carol R SECOND BY: Maryann M

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

12. ACTION ITEM: Security- Homeland Security. Sunday still in question. Per discussion will begin in April- slowly to start and as of Memorial Day will add more days and times. Steve D (chair-person) along with Bill B (Beach and Grounds chair-person) will provide more details when finalized with Mike-Homeland Security. Motion to accept Homeland Security.

MOTION BY: Mario A SECOND BY: Carol R

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

Committee Reports/Community Comments:

1. NON ACTION ITEMS: Legal Committee: still in discussion with Wayne Bank and Fran Orth. Insurance claim- Attorney Farley- work in progress regarding additional claims against Insurance company- Attorney Farley claims more than on (1) loss is valid- moving forward. Farley costs are reasonable.
2. NON ACTION ITEMS: Rental Committee: Airbnb issue- community member states neighbor is renting house for weekends. House is listed on Airbnb. Weekend rentals are not allowed- minimum rental is thirty (30) days. Discussion regarding ability to control and locate violators. Ask Marisa to update website regarding placement of "30 Day Rental Rule". **Refer to June 2019 BOD minutes regarding Airbnb.**

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3.

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4. **NON ACTION ITEMS:** John W requests we use one (1) email for the board communication to keep simple, clean and easy to read. Carol R will look into an easier format for motions/voting.

5. **NON ACTION ITEMS:** Member Comment: Random boats at boat launch- per Bill B (Beach & Grounds Chair-person) plan of action will contact owners of tagged boats; anything not tagged will be collected. A letter will be added to upcoming WLLA newsletter to collect/move your boats by boat launch.

13. **ACTION ITEMS:** Motion to adjourn meeting at 12:45pm.

MOTION BY: Mario A SECOND BY: Carol R

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

**APPROVED VIA EMAIL PRIOR TO JANUARY BOD
MEETING**

Motion made by: Carol Gillen to approve December bills as written and accept the treasurer's reports. **Seconded by:** Mario Aieta
YES VOTES: 7 NO VOTES: 0 ABSTAINED: 0
MOTION PASSED

Motion made by: Carol Gillen to send letters and allow for a Dec. 31, 2020 deadline for 2 property owners to consolidate their holdings, waiving the separate assessment for 2020. If they choose not to do so, they would receive 2 separate assessment for 2021. This would be consistent with what we did with other land owners. Can I get a second and a vote with a deadline of Wednesday, Dec 11. **Seconded by:** Maryann Muschlitz
YES VOTES 4 NO VOTES 0 ABSTAINED: 3
MOTION PASSED

Motion made by: Carol Gillen to enter into agreement with PayLease to provide payment services for our property owners as described in email dated 12/17/19, attached. **Seconded by:** Maryann Muschlitz.
YES VOTES: 7 NO VOTES: 0 NO REPLY 0 ABSTAINED:0
MOTION PASSED

Motion made by: John Weber asked for board approval to purchase two more loads of anti-skid for a total of \$800 or less.
YES VOTES: 6 NO VOTES: 0 NO REPLY: 1 ABSTAINED: 0
MOTION PASSED

Request made by Michael DeVita for emergency repair of Neversink Drive using Empire State Excavating at a cost of \$11,700.00. **Motion made by:** John Weber
YES VOTES: 6 NO VOTES: 1 ABSTAINED: 0
MOTION PASSED

Motion made by: Maryann Muschlitz on allowing Maryann's motion to have in her possession a key to the main entrance of clubhouse. Since she is committee chairperson for activities in clubhouse she should have access when needed. **Seconded by:** John Weber
YES VOTES: 6 NO VOTES: 0 ABSTAINED: 1
MOTION PASSED

Motion made by: Maryann Muschlitz on request to mail 4 general trash letters and one dog complaint letter. **Seconded by:** Carol Gillen
YES VOTES: 7 NO VOTES: 0 ABSTAINED: 0
MOTION PASSED

Motion made by: Carol Gillen to upgrade one PC to Windows 10 and both PCs to Quickbooks Premier 2020 and add Quickbooks enhanced payroll **Seconded by:** Maryann Muschlitz
YES VOTES: 6 NO VOTES: 0 ABSTAINED: 1
MOTION PASSED