

**WALKER LAKE LANDOWNERS
ASSOCIATION**

BOARD OF DIRECTORS

REGULAR MONTHLY MEETING

Saturday, October 20, 2018

I. Call to Order

The Board of Directors Regular Monthly Meeting was called to order by President Janice Hahn at 10 am.

II. Salute to the Flag

III. Announcement of recording

Call for objections to recording of the Minutes for accuracy, none received.

IV. Roll Call

Members present: Janice Hahn , Carol Reynolds, Carol Gillen, Rose Murphy, Ron Lisciandrello, Vicky Perrota, Linda Verge, Maryann Muschlitz, Mario Aieta, Michael DeVita, William

McCarthy, Paul Palladino, John Weber, Will Murchio, Bill Reese.

V. Approval of Minutes from September 15, 2018

The Minutes of the Regular Board of Directors Meeting was reviewed via email prior to this meeting. Motion made by Mario Aieta to approve the Minutes as written, seconded by Carol Reynolds. Linda Verge, Maryann Muschlitz, Michael DeVita and Rose Murphy abstained. All remaining voted aye. Motion passed.

The Minutes of the General Membership Meeting was reviewed via email prior to this meeting. Motion made by Mario Aieta to approve the Minutes as written, seconded by Carol Reynolds. Linda Verge, Maryann Muschlitz, Michael DeVita and Rose Murphy abstained. All remaining voted aye. Motion passed.

VI. APPROVAL OF THE AGENDA

Motion made by Maryann Muschlitz to approve the agenda, seconded by Carol Reynolds. All voted aye, motion passed.

VII. PRESIDENTS REMARKS

Welcome extended to the new incoming Directors and thank you to Darlene Challacombe, Mike Misciagno and Wendy Orlansky for their past service as Directors. Thank you extended to Carol Reynolds and all others who assisted during

my vacation. Thank you extended to Bill Boehme for his tireless efforts over the summer months on the Beach and Grounds Committee. Thank you extended to Bill Mays for diligently collecting the garbage cans from the beaches and boat ramp over the summer. Thank you extended to Jennie Hillman for scuba diving to retrieve the lost Clubhouse Beach raft anchor.

Request to sign Confidentiality Agreements by Mario Aieta, Rose Murphy, Paul Palladino and John Weber, who were not present at the last meeting.

Maple Drive is scheduled for repaving by Shohola Township in 2019 from Twin Lakes Road to Mohawk Drive. Pike County Conservation has no plan to spray for Gypsy Moths next year due to lack of sightings and/or complaints which indicate the number of egg masses and/or caterpillars have been reduced.

The computer services of Peak Performance have been cancelled. We have members who are competent with computers who can help when needed. We will be renewing our back up and malware programs ourselves at no cost in the future.

Request for Kathy Zimmermann to add an additional 2 hours of quiet time weekly to complete her work. Currently she has 3 hours of quiet time to be used as necessary and regular hours of 10/week. This would give Kathy Zimmerman a total of 60 hours/months: 40 regular hours and 20 quiet time hours to be used if necessary. Motion made by Mario Aieta, seconded by

Vicky Perrota, to add 2 additional hours of quiet time weekly to be used as necessary by Kathy Zimmerman, Secretary. All voted aye, motion passed.

IX. TREASURERS REPORT

All supplied printed reports reviewed in detail, see attached.

Recommendation to restructure and to create a building reserve from the surplus in Membership and Lake from 2017. (30:70 with current allocations to the Clubhouse). Proposal to transfer \$25,000 from checking to Line of Credit to restructure debt has been placed on hold.

Motion made by Maryann Muschlitz, seconded by Mike DeVita to pay bills as presented. All voted aye, motion passed.

Zavada is currently conducting our yearly audit.

Repeat question on Donations, which had been discussed at prior meetings. No contributions are to be made by this organization.

Legal Committee to revisit the West Shore Beach Income and Expenses for their pro rata share with projections to year end. Budget is being built for 2019

Finance Committee Meeting will meet the first Saturday of every month to avoid conflict.

Recommendation made by the Finance Committee to place only the Profit and Loss on our website monthly.

Serious discussion regarding our Road Income and detailed explanation identifying a budget gap of 73% for Road

Assessments. Motion made by Paul Palladino, seconded by Mario Aieta to increase our yearly Road Assessments by 73%.

Will Murchio, Maryann Muschlitz and Linda Verge opposed, all

remaining Directors voted aye. Motion passed. Review of our current financial status done on a continuing basis and the amount of the increase may change. A letter will go out to the community to inform them of the upcoming increase before the assessments are mailed.

X. COMMITTEE REPORTS

a. Finance

Major discussion re:budget for 2019 and need to increase Road Assessments. See details above in Treasurers report.

b. Membership /Nominations/ Elections

Vicky Perrota reported her Committee is working on a template for future elections. A committee meeting will be held before next month BoD meeting.

c. Program/Youth

See attached report. Maryann Muschlitz reported 20 people attended the Halloween Party. Hayride cancelled. Wine and Cheese night has been postponed. Discussion whether liquor can be served and will be researched.

d. Clubhouse

Nothing to report

e. Lake

See attached report. Peter Wulfurst reported our dam passed inspection. An emergency access plan is been produced and

will be available in the office. A fishery study to be done. Committee will meet at the end of the month.

f. Roads

See attached report. Mike DeVita reported Empire State Excavation contract for 2 years has been signed. Pothole repair dates to be published on the website. Algonquin Road from Birch to Maple was paved on October 17 at a cost of \$16,675. Road sign on Cavan Court installed. Signs throughout the community are to be inspected. A mapped plan is being developed for road inspections. The proposed budget has been submitted.

g. Planning

See attached report. Linda Verge and Will Murchio are co chairs. The committee met October 13, 2018 and discussed their scope, which is fluid and needs work to be more focused. Possible focus: maintain amenities up to standard, budgeting for long term projects ie clubhouse roof, maintain clubhouse and grounds, resurface tennis courts, property inspection. Overlap exists and is recognized and needs to align. Next meeting November 15, 2018 at 6:30pm.

h. Legal

Janice Hahn reported Committee met October 13, 2018. Request received from a property owner to donate 0.29 acres to cover back Assessments has been denied. Continuing work on Maple Park pro rata share. Art Politano 911 lawsuit being explored if it still exists. Global Insurance Company proof of

crime claim for \$30,000 still in abeyance.

I. Rules and Regulations

See attached report. Janice Hahn reported the proposal of revision of yearly allowed absences for BoD members from 3 times a year to 4 times a year. And the addition of #7 which reads *"Attendance at Board of Directors, General Membership, Annual, Special or Committee meetings shall be subject to compliance of all regulations of WLLA.* Motion made by Mike DeVita, seconded by Ron Lisciandrello to approve the proposal to Appendix II, Constitution, WLLA, Article VII, Meetings, the change of allowed absences from 3 times a year to 4 times a year, including the addition of #7. All voted aye, motion passed. The complete proposal is available in the office and will be presented to the Secretary thirty days before the May 18, 2019 General Membership Meeting for a vote by the membership.

The Rules and Regulations Committee seeks to begin changing the governing structure of WLLA by creating a unified By-Laws to replace the current governing documents which consist of Rules and Regulations, By-Laws, and a Constitution in such a way that all relevant items be incorporated into the proposed By-Laws and the Constitution itself shall cease to exist then a complete By-Laws will be presented to the Board of Directors. Motion made by Paul Palladino, seconded by Mario Aieta for the Rules and Regulations Committee to proceed in combining the Constitution, Rules and Regulations and current By-Laws into one set of By-Laws. All voted aye, motion passed.

j. Communications

See attached report. Mike DeVita reported the WLLA domain name is up for renewal in December. Still seeking a website backup person. Newsletter has been sent out. Seeking articles for the winter edition of the newsletter, deadline November 30, 2018. List service researched and Simple Lists was recommended. Cost is \$192/year. Motion made by Maryann Muschlitz, seconded by Carol Reynolds to purchase Simple Lists. All voted aye, motion passed. Mike DeVita will do the complete set up, maintain it and train users. It will run through the office.

k. Security

See attached report. Carol Reynolds reported she is exploring full time security shared with four other surrounding communities. No progress this month.

l. Rentals

See attached report. Kathy Zimmerman investigating two rentals for noncompliance WLLA Regulations. \$500 received on this month's rentals.

m. Beach and Grounds

See report attached. Lawn cutting finished for year, leaf blowing to be completed. Large rocks removed from Clubhouse Beach, firewood still available, rafts are out of water, anchor chain removed, Sandy Beach gate repaired, gutters cleaned, Clubhouse downspout repaired.

OLD BUSINESS

Attorney Farley has been given nine property owners with debt ranging from \$2300 - \$11,000+ for collection, plus \$250 each for legal fees, through the court process. A lien has been placed on Tortorelli's property.

MEMBER COMMENTS

Marvin Schechter commended Carol Gillen, Treasurer for her hard work and timeless effort getting out all the figures out to the community and the detailed structure laid out explaining the need for a 73% increase in Road Assessments. Marvin also discussed the incorporating of the By-Laws, Rules and Regulations and the Constitution into one set of By-Laws. We use our Articles of Incorporation for all legal matters without the need for a Charter. He also stressed that when a vote is taken, everyone should respond and not stay silent, so an accurate count can be taken and documented accordingly.

ADJOURNMENT

Motion made by Bill McCarthy, seconded by Mike DeVita to adjourn the meeting by 12:38pm. All voted aye, motion passed. Meeting adjourned.