

Walker Lakeshores Landowners Association
General Membership Meeting Minutes 9/21/2019

Present: Mario Aieta, Janis DiMaio, Carol Gillen, John Hahn, Mary Ann Muschlitz, Paul Palladino

Absent: Rose Murphy, Vicky Perrotta, John Weber

Presiding: Mario Aieta

Mario remarked that more people are needed to volunteer for open Board positions.

Motion made by MaryAnn, 2nd by Carol to approve minutes of last general membership meeting. Motion passed.

A Board of Directors meeting will follow general membership meeting.

Next BOD meeting is Saturday, October 19.

General membership meeting adjourned.

Walker Lakeshores Landowners Association
Board of Directors Meeting Minutes 9/21/2019

Present: Mario Aieta (presiding), Janice DiMaio, Carol Gillen, John Hahn, Maryann Muschlitz, Paul Palladino

Absent: Rose Murphy, Vicky Perrotta, John Weber

Quorum met for BOD meeting. Meeting will not be recorded as per Mario's request.

(Board recognized that Ron Lisciandrello did not accept his election to the BOD.)

Motion made by Mario to reject minutes of 8/17/19 as written. They need to be redone. 2nd by Carol. Motion passed.

Motion made by Janice to approve the agenda for today's BOD meeting. 2nd by Maryann. Motion passed.

Motion made by Paul to accept treasurer's report given by Carol Gillen. 2nd by Maryann. Motion passed.

Motion made by Mario to have WLLA make a counterproposal to Mrs. Petrillo to pay all amounts owed @ \$300 per month + 9% interest accruing on unpaid balance. 2nd by Maryann. Motion passed.

Motion made by Mario allowing bills to be paid as written. 2nd by Carol. Motion passed.

Motion made by Mario to let Carol Gillen execute documents requested by auditors. 2nd by Maryann. Motion passed.

Motion made by Carol to accept Advantage Oil to service WLLA. 2nd by Paul. Motion passed.

Motion made by Mario to appoint Janice DiMaio as second cosigner of Vanguard Account. 2nd by Maryann. Motion passed.

Motion made by Carol to appoint John Schwenkler to finance committee. 2nd by Janice. Motion passed.

Motion made by Maryann to accept Janice DiMaio as a new signatory on Wayne Bank accounts. 2nd by Carol. Motion passed. (It was noted that Carol Gillen, Rose Murphy, and Victoria Perrotta are already signatories.)

During the financial committee's report a question was raised regarding WLLA "unallocated funds" in the amount of somewhere between \$53,00 and \$59,000. The question asked was: "Is there any Pennsylvania law/regulation stating where this money can be placed? Attorney Stieh can provide this information and he will be asked.

Motion made by Maryann to pay \$10,000 to pay down lake portion of line of credit at Wayne bank. 2nd by Janice. Motion passed.

Motion made by Mario to apply to renew the remaining line of credit at Wayne Bank. 2nd by Maryann. Motion passed.

Motion made by Mario to modify loan payment to satisfy the road loan at its original date of 10/2022. 2nd by Paul. Motion passed.

Motion made by Mario to pay \$1400 to repair clubhouse steps, concrete foundation, and chimney as requested by John Weber(clubhouse committee chairman). 2nd by John Hahn. Motion passed.

Motion made by Carol to provide a \$200 discretionary fund as requested by John Weber for clubhouse repairs. 2nd by Janice. Motion passed.

Motion made by Mario to pay Empire State Excavating \$2592.50 for road repairs. 2nd by Janice. Motion passed.

Motion made by Paul to pay Warner Paving & Excavating \$3560 to do pothole repair work this fall. 2nd by Mario. Motion passed.

Motion made by Mario to refer next set of delinquent property owners (26) to attorney Stieh for collection. 2nd by Maryann. Motion passed.

Motion made by Mario to asked John Stieh about legality of charging a "Road Usage Fee." 2nd by Janice. Motion passed.

Motion made by Maryann to appoint Carol Reynolds to serve on BOD. 2nd by Janice. Before this motion was voted on John Hahn made a motion to table it. The tabling motion was seconded by Mario. John's motion to table the appointment of Carol Reynolds did not pass. The motion to appoint Carol Reynolds to the BOD was voted on and the motion passed.

Board of Directors meeting was adjourned.