

# WLLA BOARD MEETING MINUTES

**Date:** 02.15.2020      **Call to Order:** 10:01AM      **Meeting Adjourned:** 12:55PM

Salute to Flag

Roll Call

Feb 15, 2020 Board Meeting			
Members	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	
Daniel Murphy- Interim Director	X		

No Presidents remarks

**New Business:**

Daniel Murphy-Interim Director: Confidentiality Agreement. Dan has not yet signed the Confidentiality Agreement pending attorney review. Dan is unable to vote on any Action Items until signed.

Steve D -Security Committee Chairperson: will be given key to clubhouse and office as he will be Emergency Contact for alarm Company.

New BOD Google email account has been provide to all board members: limit 1 subject/topic per email. All new subjects/ topics require a new email to be created.

**New Business:**

1. **ACTION ITEM:** Approval of agenda.

**MOTION BY:** John W      **SECOND BY:** Carol R

**VOTE:** #YES 6      #NO 0      #ABSTAIN 0

**PASS:** X      **FAIL**

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2. ACTION ITEM: Approval of January Board Minutes

MOTION BY: Janice D SECOND BY: Maryann M

VOTE: #YES 5 #NO 0 #ABSTAIN 1

PASS: X FAIL     

3. ACTION ITEM: Treasurers Report: Acknowledge Receipt of Treasures Report.

MOTION BY: Carol G SECOND BY: Janice D

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS: X FAIL     

4. ACTION ITEM: Amendment to January Minutes: Action Item #10, Treasurers Report: Approve January Invoices as presented. \*\*\* Updated to January Board Meeting Minutes\*\*\*

MOTION BY: Mario A SECOND BY: Maryann M

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL     

5. ACTION ITEM: Approve the bills as written on the February Invoice list as presented by the treasurer.

MOTION BY: Carol G SECOND BY: Carol R

VOTE: #YES 6 #NO 0 #ABSTAIN 0

PASS X FAIL

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6. **ACTION ITEM:** Approval of Reauthorization of Discretionary Fund spending limits for 2020: \$500 Office, \$250 Beach & Grounds, \$250 Road, \$200 Clubhouse may be used per month without waiting for the next BOD meeting.

MOTION BY: Carol G      SECOND BY: Carol R

VOTE: #YES 6      #NO 0      #ABSTAIN 0

PASS X      FAIL     

7. **ACTION ITEM:** Carol G request to present a formal Financial Report to community to help better understand Fiscal Stability of WLLA.

MOTION BY: Maryann M      SECOND BY: Janice D

VOTE: #YES 6      #NO 0      #ABSTAIN 0

PASS X      FAIL     

8. **ACTION ITEM:** Finance Committee: Approval to transfer the Vanguard Lake Reserve money from the Federal Money Market Fund to the Treasury Money Market Fund.

MOTION BY: Mario A      SECOND BY: Carol R

VOTE: #YES 6      #NO 0      #ABSTAIN 0

PASS X      FAIL

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**9. ACTION ITEM:** Finance Committee: Recommend Transfers and Carryovers based on fiscal year 2019 surplus/deficit calculations:

\$31,944.11 from checking to Lake Reserve

\$3,635.73 from checking to Building Reserve (\$2,545.01 Lake: \$1,090.72 Member)

Road: \$3,210.39 deficit carry over to 2020 - (Neversink Rd emergency repair)

\$11,198.08 from Capital Improvement to General Checking to reimburse for 2019 expenditures (\$1055.35 loan interest, \$9,172.73 loan principal and \$970.00 mailbox pad/install).

**MOTION BY:** Carol R      **SECOND BY:** Mario A

**VOTE:** #YES 6      #NO 0      #ABSTAIN 0

**PASS** X      **FAIL**     

**10. ACTION ITEM:** Lake Committee: Chair Peter W \*request permission to begin permit procedure regarding lowering the lake in September 2020 for inspection of second drainage pipe located by dam. Inspection is five (5) years past due. Dam Inspectors were unable to provide/locate a dive team to inspect the pipe. There are two (2) pipes located by dam. Board and member request that we need a bond to be part of the quotation for the dam repair. Bond to cover damage to any roads that the dam repair equipment will be traveling on. \*\*Also request expenditure to Kiley & Associates to update the Inundation Map as required for the Emergency Action Plan at a fee of \$350.00.

**MOTION BY:** \*Carol R/John W      **MOTION BY:** \*\*Mario A/Carol R

**VOTE:** #YES 6      #NO 0      #ABSTAIN 0

**PASS** X      **FAIL**

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### **Committee Reports/Community Comments:**

1. **NON ACTION ITEMS:** Membership/Nominations Committee: Chair John W- April 18, 2020 7:00pm will host "Meet Your Committee" event. The committee chair or committee member will be responsible to present "What committee is all about" to help get other community members involved. and really understand what they do.  
\_\_\_\_\_
2. **NON ACTION ITEMS:** Program Committee: Maryann M- Wine and Cheese Event was successful. Total cost was \$85.93; Members donations were \$135; net \$49.07. Evening BOD meeting scheduled for Friday, August 14, 2020 at 7:00pm  
\_\_\_\_\_
3. **NON ACTION ITEMS:** Clubhouse: Chair John W- replaced smoke detectors, will purchase new Fire Extinguishers. Per Home Inspection: there are no immediate repairs that need to be done at this time. A water pipe broke on the outside of the clubhouse which was repaired. Program Committee requesting update of kitchen, possible painting of cabinets- will request the Men's Club help with any work/upgrades. Will work with heating/air conditioning companies for any upcoming required maintenance.  
\_\_\_\_\_
4. **NON ACTION ITEMS:** Roads: Chair Michael D- unavailable, presented by Janice D: Winter Response: no issues to report, Snow Plow Contract will be up for Bid this year. Contract ends April 15, 2020. We will solicit new bids for a two (2) year contract in May 2020. Proposal requests will be detailed on the same level as what we currently have. An updated spreadsheet was provided to show progress of Road work/paving/repairs that have been completed as well as tentative work that is required. This MAY POSSIBLY change after we do a drive through of association to access the roads. Janice will pass along inquiry regarding work done on Piute around September/October 2019, nothing noted on Road Report?  
\_\_\_\_\_

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5. **NON ACTION ITEMS:** Security Committee: Chair Steve D- Homeland Security provided all required documentation requested from office. Will begin patrol in April and increase days and hours at the start of the summer season. Homeland will be checking for beach tags on Club House Beach and West Shore Beach, car stickers for parking at the beaches and Dam area, will check boat stickers as well. Log of events will be kept for review. Guest passes will now be required for all guests in the common areas- beach, dam, clubhouse, tennis courts.
  
6. **NON ACTION ITEMS:** Legal: Chair Mario A- documentation still in process relative to prior BOD acceptance of settlement with Wayne Bank for \$30,000.00.
  
7. **NON ACTION ITEMS:** Planning Committee: Chair Carol G- written report provided, no action items this month, Communication: Chair Carol R- Newsletter deadline for articles is end of Feb with expected mid-March distribution; Rules and Regulations: chair Maryann M- meeting scheduled for next Saturday at 10am.
  
8. **NON ACTION ITEMS:** Rental Committee: Chair Janice D- Still investigating properties in violation of listing rentals on AirBnB. Will review WLLA Rental Policy with Legal and Rules and Regulations regarding updating Rental Agreement.

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9. **ACTION ITEMS:** Beach and Grounds: Chair Bill B- unavailable, presented by \_\_\_\_\_  
Janice D- this year we will go back to stickers for your car. Two (2) stickers per house  
hold. Must be visible on your automobile for security to see. We will also purchase  
Beach Tags for member to wear while on the beach/lake. Every person must have/present  
a tag. Total for car stickers and beach tags will be \$1,156.73 (\$590.74 +\$565.99 + PA  
tax).

MOTION BY: Janice D      MOTION BY: Maryann M

VOTE: #YES 6      #NO 0      #ABSTAIN 0

PASS X      FAIL \_\_\_\_\_

**Member Comments:** Member inquiry into tennis court repair. "Why are we repairing tennis  
court if there is a drainage problem effecting tennis court?" Informed member we have  
reviewed drainage issue. Discussed possible repair with Empire Excavating. Empire states they  
will not be able to access any issues/possible repair until the Spring. We do not have a  
confirmed date for tennis court repair as of today. However a deposit has been sent. Member is  
questioning where the Board approval for repair is; does not see in any minutes. Informed  
member it was approved in November 2019's 2020 Budget Approval vote. Tennis court repair  
was a multi meeting discussion before approving the repair.

13. **ACTION ITEMS:** Motion to adjourn meeting at 12:55pm.

MOTION BY: Maryann M      SECOND BY: Mario A

VOTE: #YES 6      #NO 0      #ABSTAIN 0

PASS X      FAIL \_\_\_\_\_

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

**Motion made by:** Mario Aieta to accept settlement with Wayne Bank now at \$30,000.

**Seconded by:** Maryann Muschlitz

YES VOTES: 8 NO VOTES: 0 ABSTAINED: 0 NO REPLY: 0

**MOTION PASSED**

**Motion made by:** John Weber to approved rock salt to help keep our roads clear and safer during the winter storms. **Seconded by:** Maryann Muschlitz

YES VOTES: 7 NO VOTES: 0 ABSTAINED: 0 NO REPLY: 1

**MOTION PASSED**

**Question asked by:** Carol Gillen if we can share the Maple Park Pro Rata Share Calculation Method, if asked by Maple Park residents.

YES VOTES: 7 NO VOTES: 0 ABSTAINED: 0 NO REPLY: 1

**MOTION PASSED**