

**WALKER LAKE LANDOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES**

SATURDAY, MARCH 17, 2018

❖ Executive Session convened at 9:30 am to 10 am to address personnel issues

I. CALL TO ORDER

The regular board meeting was called to order at 10:05 am

II. SALUTE TO THE FLAG

III. ROLL CALL

Members present: Mario Aieta, Darlene Challacombe, Janice DiMaio, Michael DeVita, Tom Farley, esq., Janice Hahn, Ron Lisciandrello, William McCarthy, Michael Misciagno, Rose Murphy, Paul Palladino, Vicky Perrotta, Carol Reynolds, Martin Zuckerman

Excused: Frank Dubowski, Wendy Wishnie

IV. APPROVAL OF THE MINUTES

The Minutes of the February 24, 2018 BOD meeting were reviewed via email prior to the meeting. Motion made by Mike DeVita to approve the Minutes as presented, seconded by Carol Reynolds. All voted aye, motion passed.

V. APPROVAL OF THE AGENDA

Motion made by Vicky Perrotta to approve the agenda as presented, seconded by Carol Reynolds. All voted aye, motion passed.

VI. REMARKS BY ATTORNEY FARLEY AND INTERIM PRESIDENT JANICE HAHN

Discussion regarding properties within Walker Lake that are going up for Judicial Sale. Printed list distributed to all board members, list attached. Tom Farley suggested we wait for the Repository Sale and purchase selected properties to either turn into green space or resell, as is the practice of other Associations.

Motion made by Janice DiMaio to wait for the properties to go to repository sale, seconded by Carol Reynolds. All voted aye, motion passed.

Welcome extended to Martin Zuckerman who is replacing Richard Woolsey, as representative of Hinkel Estates.

Discussion with regard to increasing the cost of the Clubhouse rental due to stress on the septic tanks, heat, electricity and other factors, which is currently \$75.00.

Motion made by Mario Aieta to increase the rental cost to \$150.00, seconded by Vicky Perrotta. All voted aye, motion passed.

VII. NEW BUSINESS

A. RULES AND REGULATIONS

Following proper procedure as per the Red Book, Appendix III, page XXII, article IX, revision, the following were presented in writing for vote at the April 21, 2018 BOD Meeting:

- **Proposed revision/addition to Appendix III, Page XXI, Article VI, Committees, #1. by adding the sentence:** *Furthermore, every director shall be required to be an active member of at least one standing committee at all times.*

- **Proposed addition/revision as to #4 to Appendix III, Page XX, Article V, Board of Directors:** *Any WLLA member who has resigned a minimum of two (2) times from the Board of Directors as an officer or director shall be ineligible to hold any such position, either elected or appointed, for a period of nine (9) years.*

- **Proposed addition/revision as #5 to Appendix III, Page XX, Article V, Board of Directors:** *No person can run for or serve more than one officer position on the Board of Directors.*

It was previously thought the January 20, 2018 BOD meeting did not meet quorum. However, as per a By-Law change enacted on November 17, 2012 stating that 51% constitutes a quorum, therefore, a quorum was met. This By-Law change will be in the reprint of the Red Book.

Carol Reynolds questioned the procedure of the Suggestion/Complaints form. Tom Farley suggested it be distributed and handled by the committee it relates to. Suggestion made to have a Suggestion/Complaint form on our website, so it can be received filled out and sent electronically without needing to physically file in the office.

Interviews are to be scheduled for interviewing candidates for the position of Office Assistant. To date, 25 resumes have been received and are being reviewed.

The Maple Park/ Swezy Beach deed will be reviewed for road maintenance, property usage and pro-rate fees by Atty. Farley, once it is discovered.

VIII. TREASURER'S REPORT- see attached

A list of bills was presented for payment. Motion made by Ron Lisciandrello for payment of all listed invoices, attached, seconded by Mario Aieta. All voted aye, motion passed.

Concern arose over high bills for Peak Performance. Mario Aieta offered to research for a new computer specialist.

An error on billing assessments with finance charges resulted in over payment by some WLLA residents. Motion made by Ron Lisciandrello to reimburse home owners who overplayed their Road Assessments, seconded by Mike DeVita. All voted aye, motion passed.

IX. COMMITTEE REPORTS

- SECURITY - see attached report
Mike from Homeland Security will be meeting with this committee in the near future to explore ways to further utilize his company and establish guidelines.
- NOMINATIONS/MEMBERSHIP/ELECTION - see attached report
- PROGRAM - see attached report. Suggestion for a bake sale June 23, 2018, at our BOD meeting.
- LAKE - see attached report
Deadline to request spraying of lily pads is May 31, 2018. Request to all dog owners to pick up all dog waste to prevent the detrimental effect to the lake. Discussion of cattails at beaches and dam area shorelines. The Aqua Link contract was presented to the office and signed by Peter Wulfhust and Janice Hahn, interim president.
- ROADS - see attached report.
Responsibility for removal of fallen trees belongs to the owner of the property where the tree originated. Accepting bids for plowing contract for next year. Suggestion made to include clearing of steps and walkways at the office/ clubhouse.
- RULES AND REGULATIONS - see above
- RENTAL- nothing to report
- BEACH AND GROUNDS - see attached report
Currently working on a budget. Suggestion arose to close Sandy Beach, discussion tabled until next meeting. Beach and parking tags discussion to be tabled until next meeting. Picnic tables suggested for the clubhouse beach.
- PUBLICITY- see attached report
Committee meeting today to finalize the Newsletter. Facebook links are now open for members.

X. OLD BUSINESS

Frank Dubowski has been contacted and his request for a hearing has been granted for May 2018.

OPEN SESSION BEGAN. 11:55 am

Public comments were heard and addressed. Swezy Beach issues re: excessive structures and personal belongings to be addressed at a joint meeting with Security and Beach and Grounds Committee with Janice Hahn present.

Pat Dawson announced a meeting of the Twin Lakes/ Walker Lake Watershed on April 20, 2018 at 7 pm in the WLLA clubhouse. All welcome.

A Maple Park resident to provide Attorney Farley with a copy of the Swezy Beach deed.

Meeting adjourned at 12:31pm

submitted by Rose Murphy, Secretary