

# WLLA BOARD MEETING MINUTES

## ZOOM MEETING DUE TO COVID-19 GOV. WOLF SOCIAL DISTANCING RESTRICTIONS

Date: 04.18.2020 Call to Order: 10:00AM Meeting Adjourned: 12:27PM

Call to Order – John Weber

Roll Call: Quorum for BOD

<b>April 18, 2020 Board Meeting</b>				
<b>Members</b>	<b>Present</b>	<b>Absent</b>	<b>Phone In</b>	
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**		**excused, covid 19
<b>ZOOM MEETING COVID-19</b>				

Approval of February BOD Meeting Minutes done via email on 3/18/2020

VOTE: #YES 6 #NO 1 #ABSTAIN 1

PASS: X FAIL       

### President's Remarks:

- A. Discuss that we will make the June meeting a General Membership meeting instead of May and hopefully we will be allowed to open to all members in good standing.
- B. Clubhouse and office remain closed for business per governor's mandate.  
Please **email** Kathy in the office: [Wlassociation@gmail.com](mailto:Wlassociation@gmail.com) for fastest response time.  
You may call as well 570-296-7788; but the answering machine is not checked daily.

1. **ACTION ITEM:** Call for any objection to recording of minutes for accuracy and to proceed in a timely manner. Motion to not record Zoom BOD meeting minutes.

MOTION BY: Janice D SECOND BY: Maryann M

VOTE: #YES 7 #NO 0 #ABSTAIN 0

PASS: X FAIL

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2. ACTION ITEM: March BOD Meeting canceled due to Covid-19 and Gov. Wolf social distancing restrictions. Approval of March BOD Email Minutes.

MOTION BY: Mario A SECOND BY: Janice D

VOTE: #YES 7 #NO 0 #ABSTAIN 0

PASS: X FAIL     

3. ACTION ITEM: Approval of agenda.

MOTION BY: Carol G SECOND BY: Maryann M

VOTE: #YES 7 #NO 0 #ABSTAIN 0

PASS: X FAIL     

4. ACTION ITEM: Postpone May membership meeting until June.

MOTION BY: John W SECOND BY: Janice D

VOTE: #YES 7 #NO 0 #ABSTAIN 0

PASS: X FAIL     

5. ACTION ITEM: Treasurers Report: Acknowledge/Accept Receipt of Treasures Report.

MOTION BY: Carol G SECOND BY: Maryann M

VOTE: #YES 7 #NO 0 #ABSTAIN 0

PASS: X FAIL

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6. ACTION ITEM: Treasurers Report: Acknowledge/Approve April invoices as written.

MOTION BY: Carol G SECOND BY: Maryann M

VOTE: #YES 7 #NO 0 #ABSTAIN 0

PASS: X FAIL       

7. ACTION ITEM: Finance Report- Carol G- Recommend to transfer funds by check from Wayne Lake Reserve to Vanguard Lake Reserve in the amount of \$50,000.00.

MOTION BY: Mario A SECOND BY: John W

VOTE: #YES 7 #NO 0 #ABSTAIN 0

PASS: X FAIL       

8. ACTION ITEM: April Email votes: reviewed and accepted; will be part of the April minutes.

MOTION BY: Mario A SECOND BY: Janice D

VOTE: #YES 7 #NO 0 #ABSTAIN 0

PASS: X FAIL       

1. NON ACTION ITEM: Property owner wishes to donate land to WLLA rather than pay past dues. Discussion of issues and concerns, with request that Carol G communicate with property owner. No motion at this time.

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2. **NON ACTION ITEM:** Septic complaint. Letter from Walker Lake and zoning officer sent to homeowner. Shohola zoning officer Ron Tussel called to look at property; only water was seen at the site in question. Letter will be sent to property owner in regards to actions taken to correct issue. A second property was discussed with regards to septic system releasing house sewage into the lake. Lake water by house would require testing.
  
3. **NON ACTION ITEM:** Property owner with loose dogs (pit bulls) appears to no longer be in community. Home appears empty at this time, the dog owner is/was a renter and the information on home owner is incorrect.
  
4. **NON ACTION:** Nomination Committee: John W- Two (2) community members have expressed interest in joining the Board. One (1) community member has submitted letter of intent. Maryann M-Director- at-Large term expires this year, has submitted her letter of intent to the BOD for reelection. Carol R and Bill B-interim Directors-at-Large have submitted their letter of intent to the BOD. John will schedule a meeting to discuss upcoming election. John has asked Vicky Perrotta to help on the day of elections. Vicky has agreed to help any way she can.
  
5. **NON ACTION:** Lake Report- Peter W: Due to COVID19: Aqua-Link cannot open- nonessential. Dam: lower lake/repair conversation is ongoing- may need to wait until 2021. Beach testing for bacteria will be delayed. Will ask Bill B to contact health and Safety- verify if we can open beach this summer. Peter sent report to office regarding the 2 day conference he attended in March. Peter working with Rich to gather information for insurance.

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6. **NON ACTION:** Roads Report: Mike D: Snow plow contract has ended- will submit paperwork for 3 new bids. Request sent to Empire to extend contract however too expensive. Tried to bundle plowing and grading of roads but still too expensive. Empire will return to do a final clean-up of roads once they can rent the street sweeper; rental company is closed at this time due to COVID-19. Salt shack needs repair which he will defer to Beach & Grounds-Bill B. John W will look to see if here is a tag for company that built shack. Kathy will look in office for possible information regarding builder of salt shack. No ride through with committee due to COVID19-social distancing requirements. Will ride through with wife and son. On list of repairs for this year: pot hole repairs, paving of Seminole between Maple and White Spruce. Stop sign was installed at corner of Birch and Walker Lake Rd with the possibility of a few more stop signs and/or speed bumps. If we place removable speed bumps will need to inquire about installation and removal every Spring/ late Fall (speed bumps will be on the roads for about 6 months per year). Safety priority; cars are driving too fast on roads. Will send out bids to have storm drains cleaned out around club house. Will walk around tennis courts and club house property with Bill B to evaluate drainage and culverts. Signage for WLLA: Private Community, weight limit, possible speed bumps. Overall Mike D thinks roads are not in bad shape. Carol R request long range plan. Mike D will provide once the drive through has been completed.
7. **NON ACTION:** Legal Committee: Mario A- Wayne Bank lawsuit still in progress.
8. **NON ACTION:** Program Committee: Maryann M- all events to date canceled due to COVID-19.
9. **NON ACTION:** Communications: Carol R- Newsletters went out. Large population has email and a hard copy of newsletter was mailed to them. Communications Committee will be changing format for sending out newsletters. They will be sending email copy to everyone with email on file instead of hard copy unless you contact office requesting a hard copy. This will save money on postage. There are 389 Friends of Walker Lake members: 332 are active.

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10. **NON ACTION:** Rules and Regulations: Maryann M- Inquiry by property owners to allow chickens on their property. This is not a Red Book/ Rules and Regs issue. Our deeds all have language prohibiting livestock. Some do specifically say chickens. Deed covenants always trump rules. We can't write a rule that will allow something that is prohibited in our covenants.
  
11. **NON ACTION:** Security: Steve D: Homeland Security has started patrol as of 04.01.2020. Patrolling starts and ends at different times during the day and Mike is maintaining a log which will be handed in to Steve D at the end of every two weeks. Mike will notify Steve D if there are or was any issues. Mike will be checking beach passes, boat tags and parking stickers and will have a running up to date log of all members in good standing. If you have any issues please contact the office who will contact Homeland Security. **If you experience any type of emergency as always call 911.**
  
12. **NON ACTION:** Beach and Grounds: Bill B- Will contact the Health Department to inquire about rule to open the beach this summer due to COVID-19. To-do list will include putting out rafts, renting port-a-potties for the 2 beaches, safety ropes need to be placed in water: will require volunteers to help. Tennis court- will confirm repairs; it was to be completed in June. Will look into drainage around the tennis courts as well.
  
13. **NON ACTION:** Clubhouse Committee: John W- Tree/branch removal at clubhouse property. Quote from Drop and Chop of \$1200.00 for the day. BOD discussed and felt this was a little too expensive for the amount of work and suggested we call other companies: Affordable, Cheap Tree. Decided that Bill B will call around when he returns.

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### **MEMBER QUESTIONS & COMMENTS**

(Board response in BLUE)

1. Bill McCarthy: (submitted question prior to meeting via email to office) What are the net proceeds of the Wayne Bank settlement and to which account are the proceeds to be credited? We are working to finalize. Wayne Bank initially reluctant to settle since we did not have a settlement with Fran Orth. What is the status of the Fran Orth suit? Fran Orth has counter suite naming WLLA. What are the total arrears of WLLA assessments broken down into Lake and road? What are the arrears accumulated this year broken down into lake and road as of April 1<sup>st</sup>? It would take a lot of time to answer this question and it would require combining multiple reports. There is no single report that could produce this number based on the way our data is organized at this time per Carol Gillen.
2. Bruce Fisher: When/how will financial report be shared with home owners? The Special Presentation was cancelled because of the COVID-19 restrictions. We have not figured out how to share this information while restricting to community members only. When government restrictions are lifted we will look to present again perhaps with modifications to maintain distancing.
3. Janice & John Hahn: (submitted question prior to meeting via email to office) We request that both monthly and year-to-date Accounts Receivable, Accounts Payable and Balance Sheet reports be printed directly from WLLA Quick Books and provided at the monthly meetings then posted on the website. These reports can either be presented in conjunction with or in place of the current Excel spreadsheets and will offer an additional definitive overview of WLLA financials. AR is loaded with names of property owners that are behind so for Fair Debt practices we do not publish. AP will report absolutely nothing because we are on a "cash" basis so we don't enter bills; when we pay the bills they become expenses. If we were on "accrual" basis this report would exist. It does not on "cash" basis. Do excel sheets mimic quick books? Yes, the total column on the monthly Lake-Road-Member report which is posted on our website is the Profit & Loss report direct from Quickbooks. Is Carol G and Kathleen working remotely from home and if so is WLLA financials loaded onto their home computers? Yes, Kathy is working remotely. She is not using her personal computer to access WLLA. WLLA purchased a refurbished Chromebook with the help of John S for \$125.00 to remote into the office computer so no WLLA business/information is on her personal computer. Carol G has remote access as well and she is accessing the WLLA computer. No WLLA business/information on her computer. The Chromebook is WLLA property (now and after pandemic)

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4. Ken Iverson: This is regarding landowners in arrears/non collectable: What are we doing to collect this money? We are in active collections with the first round of landowners. There are many steps involved for this process- first a judgement, then a possible foreclosure. Some landowners have paid. What percent (%) is uncollectable? Carol G she is working on collection. What power to prevent or motivate people to pay, how do you get adjacent landowners to buy the surrounding properties that are in arrears? This is something the Planning Committee has been asking and trying to figure out; would love for you to join the Planning Committee. Please consider Zoom for all BOD meetings. Thank you for hosting.
5. Steve Tremain; very important to participate remotely and request we continue to offer.
6. Keith L: Witnessed liquid coming out of PVC pipes on a turkey mound. Please submit a complaint in writing to the office with all the property information. Per Carol R if you see this again please record it and send along to office. Thank you for offering Zoom, please continue to do so going forward.
7. Vicky Perrotta: (submitted question prior to meeting via email to office): I would ask for an update on all WLLA business the Board has addressed since February 15th. We have approved the minutes at the beginning of the BOD meeting and will post on the WLLA website. Since the May BOD Membership meeting is very significant in presenting candidates and proposals for the July elections, will there be any changes offered to the existing Rules and Regulations? Rules and Regulations is working to review.
8. Barbara Silva: Thank you for using Zoom, What are the repairs to the tennis court and when? The expected repair will be in June. They will fill in the cracks, power- wash the surface, layer over the cracks to protect against the rain/water then resurface. The repair is on hold as of now due to COVID-19 and evaluation of any drainage issue.
9. Tat Chan: Thank you for Zoom meeting, Is there any recommendation to have well water testing? Would you please post on website. Penn State Extension in Milford, we believe will do water testing.
10. **ACTION ITEMS: Motion to adjourn meeting at 12:27pm.**

**MOTION BY:** Janice D      **SECOND BY:** Maryann M

**VOTE: #YES** 7      **#NO** 0      **#ABSTAIN** 0

**PASS** X      **FAIL** \_\_\_\_\_



