

**WLLA BOARD MEETING MINUTES**  
**Hybrid Meeting: Club House/Zoom**

**February 17, 2024**

*Office is open Wednesday and Saturday 9:00 a.m. to 2:00 p.m. and will remain locked during business hours. Window service only; located on the side of building by salt shed.*

**Call to Order:**

The Board of Directors regular Meeting of the Walker Lake Shores Landowners Association was called to order at 9:00 a.m. on February 17, 2024, by President Michael DeVita.

**Salute to the Flag**

**Roll Call:**

Secretary conducted roll call. The following members were present: Michael DeVita, President; John Rolando, Vice President; Carol Gillen, Treasurer (via Zoom); Carolyn Kalinich, Secretary; Mario Aieta, Director (via Zoom); Valerie Mitchel, Director; Dan Murphy, Director; Alla Pilser, Director (via Zoom); Carol Reynolds, Director; James Walter, Director (via Zoom); and Daniel Duggan, Interim Board member.

The following members were absent: Maryann Muschlitz, Director; Bill Savarese, Director; and John Weber, Director.

Reminder that no video or audio recording of this meeting by any of the attendees is permitted.

There will be a 3-minute time limit on landowners speaking on agenda items, as well as at the end of the board meeting, unless the board wishes to take up a specific discussion.

**Approval of the January 20, 2024 Board Meeting Minutes:**

A motion was made, seconded, and carried to accept the January 20, 2024, Board Meeting Minutes.

**Approval of the February 17, 2024 Agenda:**

The Agenda was unanimously approved as distributed.

Member opportunity to speak on Agenda items only.

**President's Remarks:**

- Whether a member is attending the meeting via Zoom, or physically present at the Club House, all non-board members need to hold their comments until the end of the meeting.
- President Michal DeVita introduced Bryan of East-Tek Security Systems who reviewed the security camera proposal for WLLA . A question-and-answer period ensued and all questions were addressed.

## **New Business**

- The complaint regarding unsightly sheds on a landowner's property was discussed. An Opportunity to be Heard was held with the property owner where recommendations were suggested, and the property owner agreed to the recommendations.

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## **Treasurer's Report:**

All members present acknowledged receipt of the January 31, 2024 Treasurer's Report (*Please see full Treasurer's Report*). A motion was made, seconded, and carried to accept the Treasurer's Report.

A motion was made, seconded, and carried to approve February invoices as presented.

## **Standing Committee Reports:**

### **Finance:**

- Maple Park Pro Rata Share report was discussed with the board. A motion was made, seconded, and carried to accept the Maple Park Pro Rata Share report as written, and to adopt the 2024 Maple Park Pro Rata Share as proposed at \$55.

### **Program:**

Thank you to Valerie Mitchell for filling in as Program Chair. Valerie also agreed to host a potluck dinner on Saturday, March 2<sup>nd</sup> at the Club House.

### **Rules and Regulations:**

Amendments to changes to the Redbook and Bylaws voted on at the January 20, 2024, Board Meeting, are as follows:

- A motion was made, seconded, and carried to approve amendments to Rules and Regulations, Red Book (pg 14-15) section IV General, B. Trespassing as follows:
  - "Trespassing upon the property of another landowner without permission is prohibited. Persons who do not own lakefront property are restricted in access to and from the lake to the WLLA beaches and boat landing areas. Boats may not be launched from or stored on the swimming areas."
- A motion was made, seconded, and carried to approve amendment to Bylaws, Red Book (pg 63-64) Appendix III Article III Secretary, and Article IV Treasurer as follows:
  - Article III(3) "The Secretary shall serve without compensation."
  - Article IV(6) "The Treasurer shall serve without compensation." And to revise Article IV(1) from "...shall secure the co-signature of the President" to "...shall secure a second signatory, as authorized by the board and on record at the issuing financial institution".
- A motion was made, seconded, and carried to approve amendment to Rules and Regulations as follows:
  - V. Common Areas G. (pg 37) from "Tennis and Basketball" to "Tennis/Pickleball and Basketball"
  - IV. General T. Security (pg 28)

- 1. from... “Police services are provided by the Shohola Police and the Pennsylvania State Police. They are reached at 570-559-7359 or 911 in an emergency.
- to... “Police services are provided by the Pennsylvania State Police at 911 in an emergency.”
- 3.from... “(by calling the Township Police or the State Troopers, as appropriate).” To...”(by calling the Pennsylvania State Police, as appropriate).”

**Beach and Grounds:**

Beach badges are in and will be mailed out.

**Lake:**

Discussed report submitted. Our current Lab does not do DNA testing.

**Communications:**

Deadline for the next newsletter is March 11<sup>th</sup>.

**Road:**

Discussed report submitted.

**Legal:**

No updates to report.

**Membership/Nominations/Elections:**

Would like to schedule a New Member Welcome Event. A budget of \$300 was requested for the event. A motion was made, seconded, and carried to approve the amount of \$300 for the New Member Welcome Event.

**Clubhouse:**

A Volunteer workday has been scheduled for April 6<sup>th</sup> at 9 a.m.

**Old Business:**

Discussed Old Business items listed on the Agenda.

**Member Comments**

Daniel Duggan questioned the 3-minute time limit regarding landowners speaking and a discussion ensued.

The next Board of Directors Meeting will be held on March 16, 2024 beginning at 9:00 a.m.

A motion was made, seconded, and carried to adjourn the meeting at 10:40 a.m.

**Full Committee reports are posted and can be viewed on our Walker Lakeshores Landowners Association web page: [walkerlake.com](http://walkerlake.com).**