

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

**November 18, 2023**

*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 November 18, 2023, 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 (via Zoom); Carol Gillen, Treasurer; Carolyn Kalinich, Secretary; Mario Aieta, Director (via Zoom); Valerie Mitchel, Director (via Zoom); Dan Murphy, Director; Maryann Muschlitz, Director; Alla Pilser, Director (via Zoom); Carol Reynolds, Director (via Zoom); Bill Savarese, Director; John Weber, Director; and Daniel Duggan, Interim Board member.

The following member was absent: James Walter, Director.

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

**Approval of the October 21, 2023 Board Meeting Minutes:**

A motion was made, seconded, and carried to accept the October 21, 2023, Board Meeting Minutes. The following members abstained from voting as they were not present at the meeting: Mario Aieta, Dan Murphy, Maryann Muschlitz, and Carol Reynolds.

**Approval of the November 18, 2023 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.

**New Business**

- The 2024 calendar of board meetings with no religious conflicts.
- Conservancy storage of two file cabinets in basement.

- 105 Cavan Court questions asked about right-of-way prior to sale; will keep board updated if this sale progresses. DEP will need to get involved prior to any building due to the proximity of the dam and stream.
- Fine imposed on dog complaint. The Board members agreed to a \$50 fine and will also provide another opportunity to be heard.

### **Treasurer's Report:**

All members present acknowledged receipt of the November 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 November invoices as presented.

### **Standing Committee Reports:**

#### **Finance:**

- A slide show presentation on the budget process and 2024 projects & aspirations was viewed by the Board.
- Following a lengthy discussion, a motion was made, seconded, and carried to approve the Finance Committee's Proposal #1 for the 2024 Budget Assessment Calculations. One member opposed the motion.
- A motion was made, seconded, and carried to accept the 2024 Budget as presented.

#### **Program:**

Program Chair Janice DiMaio discussed the agenda items.

#### **Beach and Grounds:**

Discussed report submitted.

#### **Dam:**

Discussed report submitted.

#### **Communications:**

Discussed report submitted. Also reminded everyone newsletter articles due by December 13<sup>th</sup>.

#### **Road:**

Discussed report submitted.

#### **Legal:**

- The Legal Committee provided updates on other matters already in progress or previously discussed with the Board on which no new actions were required at this time.
- A motion was made, seconded, and carried to approve the engagement of Young & Haros, LLC, to represent WLLA in collection actions when our usual outside counsel cannot represent us because of conflicts.

**Planning:**

Discussed report submitted.

**Old Business:**

Discussed Old Business items listed on the Agenda.

**Member Comments**

There were no member comments

A motion was made, seconded, and carried to cancel the December 16, 2023 Board Meeting due to the December holidays. The next Board of Directors Meeting will be held on January 20, 2024 beginning at 9:00 a.m.

A motion was made, seconded, and carried to adjourn the meeting at 12:00 p.m.

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