

WLLA BOARD MEETING MINUTES

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

Date: 09.19.2020 Call to Order: 9:31AM Meeting Adjourned: 12:41PM

Office is open Wednesday and Saturday 9:00AM to 2:00PM. Window service only; located on the side of building by salt shed.

Call meeting to order.

Roll call:

September 19, 2020 Board Meeting			
Members	Present	Absent	Phone In
John Weber- President	X		
Carol Reynolds- Vice-President	X		
Carol Gillen- Treasurer	X		
Janice DiMaio- Secretary	X		
Mario Aieta- Director	X		
Maryann Muschlitz-Director	X		
Bill Boehme- Director	X		
Daniel Murphy- Director	X		
Micaheal Granne (left meeting @ 12:30PM)	X		
Michael DeVita	X		
Bill Reese- Hinkel Director		X	
ZOOM MEETING COVID-19			

President's Remarks:

Dam:

- A. John W is looking into how we get heavy equipment onto the dam area for repair. The board is sensitive to heavy equipment on W. Shore Dr.
- B. EAP- Emergency Plan copy from Kylie.
- C. DEP working toward approval.

New Business:

Proposed change in rental form and minimum rental period from One (1) month to three (3) months being brought before the board for a vote at the October 17, 2020 meeting. Cancel vote for October.

1. ACTION ITEMS: Objections to recording minutes.

MOTION BY: Janice D SECOND BY: Carol G

VOTE: #YES 10 #NO 0 #ABSTAIN 0

PASS X FAIL

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2. ACTION ITEMS: Approval of agenda.

MOTION BY: Mike D SECOND BY: Bill B

VOTE: #YES 10 #NO 0 #ABSTAIN 0

PASS X FAIL

3. ACTION ITEMS: Approval of the minutes from September 19, 2020 Board Meeting.

MOTION BY: Carol R SECOND BY: Bill B

VOTE: #YES 8 #NO 0 #ABSTAIN 2

PASS X FAIL

4. ACTION ITEM: Proposed Amendment to Rules and Regulations Section IV.D-
presented on 08.15.2020 agenda. Opening statement to be added to Section IV. D. as
follows: "After notice and an opportunity to be heard, fines for violations of
Association Bylaws or Rules and Regulations shall be imposed."

MOTION BY: Carol G SECOND BY: Janice D

VOTE: #YES 10 #NO 0 #ABSTAIN 0

PASS: X FAIL

5. ACTION ITEM: Rules and Regulations: Fine Scheduled presented to the board at the
August 15 Board of Directors Meeting. These fines will supersede all others.

MOTION BY: Bill B SECOND BY: Maryann M

VOTE: #YES 8 #NO 2 #ABSTAIN 0

PASS: X FAIL

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6. **ACTION ITEM:** Treasurer's Report- Acknowledge receipt of September Treasurers Report. Please see full Treasurer's report.

MOTION BY: Carol G SECOND BY: Maryann M

VOTE: #YES 10 #NO 0 #ABSTAIN 0

PASS: X FAIL

7. **ACTION ITEM:** Treasurer's Report- Approve September invoices as presented. Please see full Treasurer's report

MOTION BY: Carol G SECOND BY: Maryann M

VOTE: #YES 10 #NO 0 #ABSTAIN 0

PASS: X FAIL

8. **ACTION ITEM:** Approve of September 2020 email votes prior to meeting.

MOTION BY: Carol G SECOND BY: Bill B

VOTE: #YES 10 #NO 0 #ABSTAIN 0

PASS: X FAIL

9. **ACTION ITEM:** Finance Committee: Carol G- line of credit matures April 2021- recommend two (2) years extension so that the repayment of the \$22,000.00 Road portion of the principal can be delayed until the "Road loan" matures. This is essential for the 2021 budget.

MOTION BY: Dan M SECOND BY: Michael G

VOTE: #YES 10 #NO 0 #ABSTAIN 0

PASS: X FAIL

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10.ACTION ITEM: Finance Committee: Settlement Money-Pay \$8,000.00 back to Lake Fund for lawyer fees and apply the remaining \$16,000.00 to Road Fund.

MOTION BY: Mario A **SECOND BY:** Dan M

VOTE: #YES 10 #NO 0 #ABSTAIN 0

PASS: X FAIL

11.ACTION ITEM: Road Committee: Provide Empire Excavating with a contract for \$2,400.00 to do work on Seneca and approval to purchase two (2) tandem loads of A2 Modified stone from Spring Brook quarry at a cost of \$650.00 or less.

MOTION BY: Carol R **SECOND BY:** Carol G

VOTE: #YES 10 #NO 0 #ABSTAIN 0

PASS: X FAIL

12.ACTION ITEM: Beach and Grounds: Extend Keystone contract for two (2) years at the same price. \$5,125.00 includes spring/fall clean up and all cuttings. (Michael G left meeting at 12:30PM, not included in vote)

MOTION BY: Dan M **SECOND BY:** Bill B

VOTE: #YES 9 #NO 0 #ABSTAIN 0

PASS: X FAIL

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Committee Reports:

1. **NONACTION ITEMS:** Finance: Carol G-Salt shed: how are we funding replacement: road Committee or Beach & Ground Committee? Road liability: if no salt no shed needed. We can possibly get two (2) more years since repaired. Mario A objects to line item D in finance report, will review with attorney for further information. Discussion of possible Amenity Access Road Fee. Possibly 3% increase in Road fees and \$50.00 fee to all- increase to those that pay road fees and a new fee to those that do not pay road fees. This will get us much closer to Road Budget for repairs. "the right to use is the right to pay". Maintenance of community roads helps keep property values up. \$100.00 fee to all and no increase in road fees. John W why not borrow from Lake Reserve to pay loan? Carol G will bring to attorney to see if possible. Review with attorney if we can charge Hinkle for road fees. Board request Carol G prepare budget with a \$50/\$75/\$100 Access Fee. Allocation of settlement funds- Lake Fund paid lawyers' fees returned \$8,000.00 back to Lake Fund. The remaining \$16,000.00 can go to Raod Fund. See full Treasurer's Report for more information.
2. **NONACTION ITEMS:** Road Committee: Mike D- New environmentally friendly Anti-skid finance through Lake Fund. If we reduce the anti-skid we have now we shouldn't have problem in pipes/culverts/ditches. A new master plan will need to wait until after the winter. Maple, Simenole, Algonquin all good. All gravel roads are good. See full Road Committee report for more information
3. **NONACTION ITEMS:** Lake Committee: Peter W- No response from State Emergency Action Plan. See full Lake Committee report for more information.
4. **NONACTION ITEMS:** Legal: Mario A-motion made by Fran Orth lawyer to dismiss in review, did not want an oral review. Still working on insurance company, theft by employee-insurance argues one (1) theft, we argue more then one (1) as it was separate years of theft.
5. **NONACTION ITEMS:** Nomination Committee: John W- will reconvene in January 2021.
6. **NONACTION ITEMS:** Club House: John W- Terri would like to show her movie possibly on Halloween. Advantage Oil was our best price and quick service; is there a contract on file? Ladies Club will have an in-person meeting in October. They are aware of all the cleaning procedures. We got the lights working again.

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7. **NONACTION ITEMS:** Beach and Grounds: Bill B- still have not taken down trees by club house, cheap trees having issues with equipment. Basketball hoop part coming in November, will give Steve D all info and we can fix in the spring as this is a very heavy part and not an easy fix.
8. **NONACTION ITEMS:** Communications Committee: Carol R: September newsletter was emailed out on 9/10/20 and the snail mail mailed prior to today's meeting.
9. **NONACTION ITEMS:** Rules and Regulations: Maryann M- Continuing to work on the Rules and Regulation revision. We will notify community by Face Book, email blast and in the newsletter regarding New Fine Schedule.
10. **NONACTION ITEMS:** Security: Steve D- Hours have decreased but Homeland will continue to patrol.
11. **NONACTION ITEMS:** Planning Committee: Carol G-We have a realtor willing to help regarding lots. Zavada Reserve Study-they will not perform reserve study as it causes a conflict. Will call Bill Ownes.
12. **NONACTION ITEMS:** Rental Committee: Janice D: The rental period was not changed, remains the one (1) month minimum rental period for short term.
13. **NONACTION ITEMS:** Dam Committee: Ed Z not in attendance- table report attached until next month.
14. **NONACTION ITEMS:** Next meeting November 21, 2020, at 10:00 AM.

Old business: Time of board meeting?

Reconsider 9:00AM start time as well as making these meetings in the evening during the week instead of Saturdays. Per discussion Saturdays works best for administration to gather all paperwork for meeting.

Member Comments:

No comments

13. ACTION ITEM: Motion to adjourn meeting at 12:45PM

MOTION BY: Maryann M **SECOND BY:** Carol G

VOTE: #YES 9 #NO 0 #ABSTAIN 0

PASS: X **FAIL**

