

## WALKER LAKE LANDOWNERS ASSOCIATION

### REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS, Hybrid Meeting: Clubhouse/Zoom

Saturday, January 20, 2024

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

#### I. CALL TO ORDER

The Regular Board of Directors Monthly Meeting was called to order at 9:00am by President Michael DeVita.

#### II. SALUTE TO THE FLAG

#### II. ROLL CALL

Members present: Michael DeVita, President; John Rolando, Vice President; Carol Gillen, Treasurer; Mario Aieta, Director (via Zoom); Valerie Mitchell, Director (via Zoom); Daniel Murphy, Director (via Zoom); Carol Reynolds, Director; Bill Savarese, Director; James Walter, Director (via Zoom); John Weber, Director; Daniel Duggan, Interim Director.

Members absent: Carolyn Kalinich, Secretary; Maryann Muschlitz, Director; Alla Pilster, Director

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

IV. **November MINUTES were APPROVED via email** in December of 2023

#### V. APPROVAL OF THE AGENDA

Motion made by Bill Savarese and seconded by Dan Duggan to approve the agenda. 11 Yes; 0 No; 0 Abstained. Motion passed.

#### VI. Opportunity for Members to speak on agenda items only.

- Roseann Garguilo spoke of her observations of decline of some species at the Lake and her concern as to the board and community's understanding of the extent of the decline and why it is happening.

#### VII. PRESIDENT'S REMARKS:

- Thank you to Chet and Pat Dawson for their donation to our road fund.
- Thank you to all of the volunteers who participated in our volunteer workday on Jan 13.

#### VIII. NEW BUSINESS

- Water issue on both sections of Cahoonzie Road (Birch to Lake Shore Rd) – Road Committee to take up.
- Two Mailbox clusters are needed: 1 on West Shore Rd and 1 on Maple Dr.
  - Motion made by Dan Duggan, seconded by Carol Reynolds, to accept uniform looking mailboxes. 11 Yes; 0 No; 0 Abstained. Motion passed.

- Need a new program chairperson.

**IX. TREASURER'S REPORT** - Carol Gillen - see attached report

- Motion to acknowledged receipt of Treasurer's Reports through December 31, 2023 made by Carol Reynolds, seconded by John Rolando. 11 Yes; 0 No; 0 Abstained. Motion passed.
- Motion to pay invoices as written made by John Rolando, seconded by Dan Duggan. 11 Yes; 0 No; 0 Abstained. Motion passed.
- Motion for approval of email votes made by Carol Gillen, seconded by John Rolando. 11 Yes; 0 No; 0 Abstained. Motion passed.

**X. COMMITTEE REPORTS** – written reports are posted on walkerlake.com

**A. FINANCE** - Carol Gillen

- 2023 Surplus/Deficit Calculations are discussed, including \$250,000 FDIC threshold at Wayne and SDIC threshold at Vanguard and improving return on investment.
- Motion made by Carol Gillen, seconded by Carol Reynolds to transfer funds as proposed, provided the SDIC threshold on our Vanguard account is \$500,000 (not \$250,000). 11 Yes; 0 No; 0 Abstained. Motion passed.
- On January 10, 2024, the board convened in executive session to discuss personnel matters, including review of duties and performance, and to review the status of pending litigation matters. At the executive session, the board voted and authorized a salary increase for our Office Specialist in the amount of \$5/hour with the title advance from Office Specialist to Office Administrator effective immediately.
  - Motion made by Carol Gillen to ratify the action taken by the Board at the executive session on January 10, 2024; seconded by Dan Duggan. 11 Yes; 0 No; 0 Abstained. Motion passed.
- MP Pro Rata Share calculation for 2024 is in process, but will likely not be completed until after 1-31-24 when Quarterly and annual filings are due 1-31-24.

**B. RULES & REGULATIONS** – John Rolando – Committee Report, “Red Book Proposed Changes, December 2023” is discussed.

- Motion for language for membership proposal to move forward to counsel, President called the vote by roll call:

Carol Gillen, Bill Savarese, Carol Reynolds, John Weber, Jim Walter, Mario Aieta: No

Valerie Mitchell, Dan Murphy, Mike DeVita, John Rolando, Dan Duggan: Yes

5 Yes; 6 No; 0 Abstained. Motion failed.

- Motion to approve amendment to Rules and Regulations, Red Book (pg 14-15) section IV General, B. Trespassing made by John Rolando, seconded by Mario Aieta:

“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. ~~Maple Park landowners have a private access to their boat landing and beach area.~~ Boats may not be launched from or stored on the swimming areas.”

11 Yes; 0 No; 0 Abstained. Amendment requires board vote in February with simple majority to pass.

- Motion to approve amendment to Bylaws, Red Book (pg 63-64) Appendix III Article III Secretary and Article IV Treasurer made by John Rolando, seconded by Carol Reynolds to include no compensation for Secretary and Treasurer...
  - 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”.

11 Yes; 0 No; 0 Abstained. Bylaws amendment must be subjected to board vote in February with 2/3 supermajority to pass.

- Motion to add to printing on pg 45, with no need to bring to second vote (as it is not an amendment) made by John Rolando and seconded by Carol Reynolds to add to the subtitle to Appendix I, Deed Covenants, “Provided for reference only. Individual deed covenants may differ.”

11 Yes; 0 No; 0 Abstained. Motion passed.

- Motion to amend Rules and Regulations made by John Rolando and seconded by Carol Reynolds
  - 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).”

10 Yes; 1 No; 0 Abstained. Amendment requires board vote in February with simple majority to pass.

**C. DAM** – Ed Zimmermann, concern reported to the board that large rip rap is being moved into the water, especially near the outflow pipe.

**D. ROAD** – Michael DeVita – see written report for more detail

Motion made by Mike, seconded by Carol Reynolds, to order 2 loads of anti-skid as needed from D&S Hauling at a total cost of \$1,100 or less. 11 Yes; 0 No; 0 Abstained. Motion passed.

Motion made by Mike, seconded by Carol Gillen, to order a truckload of ClearLane salt at a cost of \$3,100 or less from Pava Salt & Stone. 11 Yes; 0 No; 0 Abstained. Motion passed.

**E. NOMINATIONS** – John Weber, will need candidates for expiring terms.

**F. CLUBHOUSE** – John Weber, LED lighting upgrade

Motion made by John Weber, seconded by Dan Duggan, to make up to \$500 available to work with expert on ADA compliance to get site visit and list of needs. 11 Yes; 0 No; 0 Abstained. Motion passed.

**G. SECURITY** – East-Tek Security’s proposal for upgrading our security cameras and the need for a committee chair is discussed.

**XI.** Next Board of Directors Meeting will be held on Saturday, February 17, 2024, beginning at 9:00AM.

**XII.** Motion to adjourn made by Carol Reynolds, seconded by Dan Duggan @ 11:46. 11 Yes; 0 No; 0 Abstained. Motion passed.

Respectfully submitted,

Carol Gillen