

WLLA BOARD MEETING MINUTES

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

Date: 05.16.2020 Call to Order: 10:00AM Meeting Adjourned: 1:00PM

Call to Order – John Weber

Roll Call: Quorum for BOD

May 16, 2020 Board Meeting			
Members	Present	Absent	Phone In
John Weber-Interim President	X		
Carol Reynolds-Interim Vice-President	X		
Carol Gillen- Treasurer	X		
Janice DiMaio-Interim Secretary	X		
Maryann Muschlitz-Director	X		
Bill Boehme-Interim Director	X		
Daniel Murphy- Interim Director	X		
Mario Aieta- Director	X		
Bill Reese- Hinkle Estates Rep		X	
ZOOM MEETING COVID-19			

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. Office opening, modified hours. Kathy will be performing transactions through office window until Green Phase. Mask mandate is required.
Please **e-mail** Kathy in the office: Wllassociation@gmail.com for fastest response time.
You may call as well 570-296-7788; but the answering machine is not checked daily.
- B. Beach tags, vehicle stickers and boat stickers will be mailed to anyone who has paid their dues and has had tags and stickers in the past. If member have not had tags or stickers in the past please contact the office.
- C. Complaints from two neighbors- police/courts involved- we will not intervene. Future will look to mediate.
- D. Cleaning of building/office before we open. Carol R to purchase wipes, hand sanitizer for office.
- E. Woman's Club and Men's Club would like to resume meetings soon in the clubhouse.
- F. Maple Park residents bills are due 05.25.2020. A letter was sent from a MP resident to inform WLLA they will not be paying if beach is not open. Letter to be mailed back informing resident they are required to pay regardless of beach open or closed.

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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:** Bill B

VOTE: #YES 8 **#NO** 0 **#ABSTAIN** 0

PASS: X **FAIL**

2. **ACTION ITEM:** Approval of April Board Minutes

MOTION BY: Carol G **SECOND BY:** Mario A

VOTE: #YES 7 **#NO** 0 **#ABSTAIN** 1

PASS: X **FAIL**

3. **ACTION ITEM:** May Email votes: reviewed and accepted; will be part of the May minutes.

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

VOTE: #YES 8 **#NO** 0 **#ABSTAIN** 0

PASS: X **FAIL**

4. **ACTION ITEM:** Approval of agenda.

MOTION BY: Bill B **SECOND BY:** John W

VOTE: #YES 8 **#NO** 0 **#ABSTAIN** 0

PASS: X **FAIL**

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5. ACTION ITEM: Treasurers Report: Acknowledge Receipt of Treasurers Report .

MOTION BY: Mario A SECOND BY: Carol R

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL

6. ACTION ITEM: Treasurers Report: Approve May invoices as presented.

MOTION BY: Carol R SECOND BY: Maryann M

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL

7. ACTION ITEM: No beach during Red Phase. No bacteria testing until Red Phase over-government gives 1 week notice to reopening. Bill B will post signs stating beach closed. No rafts, swimming ropes in accordance with state regulations during red Phase.

MOTION BY: John W SECOND BY: Bill B

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL

8. ACTION ITEM: Nomination Committee- John W: Absentee Ballot for Board Elections in July. Members may request an absentee ballot via email. Kathy will keep record of request in member file. Member must mail back the ballot.

MOTION BY: Maryann M SECOND BY: Carol G

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL _____

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9. ACTION ITEM: Lake Report- Peter W: Committee met with Aqua Link on 05.08.2020; recommend WLLA execute the following contacts totaling \$16,800.00 with Aqua Link for 2020.* See Lake Report for details. Lake lowering deferred to 2021 . Pipe repair will be done in 2021. Per Peter lake is stable, confident repair can be postponed 1 more year without detriment to the dam or lake. He will talk to engineers about pipe repairs. 2019 fishery study recommends stocking lake with 300 5-6"large & small mouth bass for fall of 2020.
**Education of boaters- Motion to purchase signs regarding cleaning your boat before you put into WLLA Lake. \$105.00 for 3 signs; \$35.00 each and \$20.00 shipping. (See lake report for full details)

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

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL _____

MOTION BY: **Carol R SECOND BY: **Janice D

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL _____

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10. ACTION ITEM: Road Committee- Michael D: Recommends awarding contact to Warner Paving and Excavating to repair and pave Seminole between Maple and White Spruce- total cost \$21,200.00

MOTION BY: John W **SECOND BY:** Dan M

VOTE: #YES 8 **#NO** 0 **#ABSTAIN** 0

PASS: X **FAIL** _____

Recommends awarding contact to Warner Paving and Excavating for pothole repairs and designated pavement repairs on asphalt roads- total cost \$13,570.00

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

VOTE: #YES 8 **#NO** 0 **#ABSTAIN** 0

PASS: X **FAIL** _____

Recommends awarding contact to Empire State Excavating to regard and compact gravel roads- total cost \$9,00.00. Must provide proof of acceptable PA workers compensation insurance. Recommends purchase of 200 tons +/- of A2 Modified Stone Material to be used in conjunction of road grading total cost of \$2,750.00

MOTION BY: Carol R **SECOND BY:** Dan M

VOTE: #YES 8 **#NO** 0 **#ABSTAIN** 0

PASS: X **FAIL** _____

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10. ACTION ITEM cont: Road Committee- Michael D: Recommends awarding 2 year combined service contract for Winter plow and Spreading Service, Gravel Road Repair through re-grading and tree branch trimming to Empire State Excavating total-\$50,950.00 per contact year. Contact years begins 10.2020 ends 04.2022. Please see full details for all recommendations under Road Committee Report.

MOTION BY: Carol R **SECOND BY:** Dan M

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X **FAIL** _____

Committee will gain quotes for 3 entrance point signs. Locations: Pear at Parkers Glen, Eastshore at Maple and Onandaga at Lee. Committee working with Beach and Grounds to regarding drainage issues but tennis courts and clubhouse.

11. ACTION: Legal-Mario A: Wayne Bank settlement of \$30,000.00 is ready for disbursement. 20% of settlement lawyer's fees totaling \$6,000.00 and 80% of settlement to WLLA totaling \$24,000.00.

MOTION BY: Mario A **SECOND BY:** Carol R

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X **FAIL** _____

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1. **NON ACTION ITEM:** Finance Committee: Carol G- The finance Committee will reformat presentation to present via Zoom.

2. **NON ACTION ITEM:** Clubhouse: John W-small leak in club house roof. Does not feel it is a major leak, will call roofer to evaluate. No new fire extinguishers in clubhouse, and office. We need to clean out the clubhouse basement, go through old records, reset or purchase new dehumidifier. There is a freezer in basement will see if it works and if we use it. June septic pump out scheduled; they charge extra money to dig out, can we spend money to build up?

3. **NON ACTION:** Beach and Grounds-Bill B: there are several trees that require trimming/removal around the clubhouse, will label for Cheap Trees quote and compare to Chop and Drop. Ned Steven cleans out the gutters 05.13.2020. Drainage: created a statement of work and sketch for contractors. Mike D will requesting quotes from contractors. Tennis court repair- will reach out for exact date. Beach tags and vehicle stickers need to get out to members. Beaches will not open until Pike County is out of the **RED**. Clubhouse picnic table needs to be replaced. Port-A-Potty coming weekend of 05.22.2020. Review sand at both Westshore beach and Clubhouse beach to see how much is required. Boat ramp cement slabs have shifted will contact Empire to move them. Boat ramp dock installed.

4. **NON ACTION:** Planning Committee- Carol G: meeting cancelled.

5. **NON ACTION ITEM:** Communication Committee- Carol R: Newsletters will go out via email for all members with emails on file. Any member without email will receive a hard copy. If member would prefer hard copy please contact office.

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Member Comments:

Member expressed concern regarding guest passes. States she does not always know when her children and grandchildren will be visiting. BOD informed her that as long as they were with her and she has her passes that would be fine if the family comes up last minute. Member was informed if she knows in advance when they are coming to contact office for a guest pass.

12. ACTION: Motion to adjourn meeting

MOTION BY: Janice D SECOND BY: Mario A

VOTE: #YES 8 #NO 0 #ABSTAIN 0

PASS: X FAIL

**MAY BOD MOTIONS
VIA EMAIL**

- 1. Motion made by:** Mario A to adopt board resolutions authorizing settlement with Wayne Bank Pike County Docket No. 533-2019-Civil Case on terms set forth in the proposed release and authorizing the president of WLLA to execute the release for WLLA.
Seconded by: Carol G
YES VOTES: 7 NO VOTES: 0 ABSTAINED: 0 NO REPLY: 1
MOTION PASSED
- 2. Motion made by:** Carol G to remove April interest off of a property owner impacted by COVID-19 crisis who paid at the end of April in full.
Seconded by: Janice D
YES VOTES: 7 NO VOTES: 0 ABSTAINED: 0 NO REPLY: 1
MOTION PASSED
- 3. Motion made by:** Maryann M to purchase plants and mulch to beautify the clubhouse and office gardens.
Seconded by: John W
YES VOTES: 6 NO VOTES: 0 ABSTAINED: 0 NO REPLY: 2
MOTION PASSED
- 4. Motion made by:** John W to have May BOD meeting via ZOOM due to social distancing requirements in PA due to COVID-19, or have in clubhouse with social distancing or cancel meeting.
Seconded by: Carol G for Zoom meeting
YES VOTES: 5- Zoom Meeting NO VOTES: 0 ABSTAINED: 0 NO REPLY: 3
MOTION PASSED
- 5. Carol G requesting assurance that the BOD's September 2019 authorization is sufficient to move forward with the authorized modification of the Road Loan to extend the payments to the maturity date of October 2022 and to refinance the Line of Credit. (Adopted budget was based on this vote).**
YES VOTES: 8 NO VOTES: 0 ABSTAINED: 0 NO REPLY: 0
SEPTEMBER 2019 MOTION STANDS- PASSED