

WLLA BOARD MEETING MINUTES
Hybrid Meeting: Club House/Zoom

April 20, 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 April 20, 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; Carolyn Kalinich, Secretary; Mario Aieta, Director (via Zoom); Valerie Mitchel, Director; Dan Murphy, Director; Alla Piltser, Director; Carol Reynolds, Director; James Walter, Director; John Weber, Director; and Daniel Duggan, Interim Board member.

The following member was absent: Bill Savarese, 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 March 16, 2024, Board Meeting Minutes:

A motion was made, seconded, and carried to accept the March 16, 2024, Board Meeting Minutes.

Approval of the April 20, 2024, Agenda:

The Agenda was unanimously approved as distributed.

Member opportunity to speak on Agenda items only.

President's Remarks/New Business:

- 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.
- Maryann Muschlitz has resigned from the board. The board thanks Maryann for her many years of service and is very happy to report Maryann will continue to take care of our beautiful gardens.
- A board member suggested all committees should have a report at each meeting and meet at least once per year.

- Reminder the board will be discussing solar panels at the May Board Meeting.
- A motion was made, seconded, and carried to charge a \$50.00 fine, with interest, for 125 Pine.
- Following a discussion regarding names on deeds for 132 No Name Blvd., i.e. married name vs. maiden name, a motion was made, seconded, and carried to approve this situation as one account rather than two property owners.

Treasurer's Report:

All members present acknowledged receipt of the March 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 April invoices as presented.

Approved Email votes prior to April 20, 2024, Board Meeting

A motion was made, seconded, and carried to approve renewing our General Liability and Property Insurance with Cincinnati at a cost of \$11,227.

Standing Committee Reports:

Finance:

A motion was made, seconded, and carried to approve engaging Zavada and Associates for audit services for fiscal year 2023.

Program:

There will be a Potluck dinner on May 4th. Several additional program events were discussed.

Beach and Grounds:

A boat sale will be held on Saturday, May 4th from 9-10 a.m.

A motion was made, seconded, and carried to approve purchasing sand for the Clubhouse beach at a cost not to exceed \$2,000.

Dam:

Discussed report submitted.

Lake:

Discussed report submitted.

Road:

A motion was made, seconded, and carried to award Warner Paving & Excavating a contract to rebuild inlet basin on Lakeshore Rd. opposite Iroquois Rd. and replace the pipe at a cost of \$8,885.

Legal:

A motion was made, seconded, and carried to authorize outside counsel to file a complaint in the Court of Common Pleas to collect unpaid assessments owned by a specific Walker Lake landowner in excess of the jurisdictional limit of the Magistrate Court.

Membership/Nominations/Elections:

New Member Welcome Event will be held on April 20th from 5-7 p.m.

Clubhouse:

Discussed report submitted. Another Volunteer workday has been scheduled for June 1st at 9 a.m.

Old Business:

Discussed Old Business items listed on the Agenda.

Member Comments

There were no member comments.

The next General Membership and Board of Directors Meeting will be held on Saturday, May 18, 2024, beginning at 9:00 a.m.

A motion was made, seconded, and carried to adjourn the meeting at 10:50 a.m.

Full Committee reports are posted and can be viewed on our Walker Lakeshores Landowners Association web page: walkerlake.com.