

WLLA BOARD MEETING MINUTES
Hybrid Meeting: Club House/Zoom

May 18, 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 9:15 a.m. on May 18, 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 (via Zoom); Carol Gillen, Treasurer; Carolyn Kalinich, Secretary; Mario Aieta, Director (via Zoom); Dan Murphy, Director; Carol Reynolds, Director; Bill Savarese, Director; James Walter, Director; and John Weber, Director.

The following members were absent: Valerie Mitchell, Director; Alla Piltser, Director; and Daniel Duggan, Interim Board member.

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 April 20, 2024, Board Meeting Minutes:

A motion was made, seconded, and carried to accept the April 20, 2024, Board Meeting Minutes.

Approval of the May 18, 2024, Agenda:

The Agenda was unanimously approved as distributed.

Member opportunity to speak on Agenda items only. Questions arose regarding status of WLLA security.

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.
- A discussion on solar panels ensued and the following guidelines for solar power installations were proposed as follows:
 1. Ground installations are prohibited. Installations must be roof top only.
 2. Tree clearing is prohibited; buffer zone must be maintained as per Section III.C.1, and Section IV.H.10.

3. Commercial installations are prohibited as per Section IV.J.
 4. The WLLA office must be notified of any solar power installations, and plans (including any tree removals) must be provided prior to any work being commenced to ensure compliance with the aforementioned restrictions.
- A motion was made, seconded, and carried to amend the section in the Red Book regarding Solar Panels. Two board members opposed.
 - TWCWC requested permission to hang photo banners from the ceiling in the clubhouse during their photo contest gala. Following a discussion on possible alternative methods to hang the photos other than from the ceiling, Director John Weber will install hooks to hang the banners at the Volunteer Day on June 1st.

Treasurer's Report:

All members present acknowledged receipt of the April 30, 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 May invoices as presented.

Approved Email votes prior to May 18, 2024, Board Meeting

A motion was made, seconded, and carried to approve spending \$2,000 to stock fish in the lake.

Standing Committee Reports:

Finance:

Discussed report submitted.

Program:

Discussed report submitted. Board members approved requests for a Walker Lake Regatta, as well as Yoga on the Beach.

Rules and Regulations:

Discussed report submitted. Following a discussion on the Fine Schedule, the Board members approved a \$50 fine to be paid each month.

Beach and Grounds:

Discussed report submitted.

Lake:

Discussed report submitted. Following a lengthy discussion regarding purchasing products to reduce muck in the lake, the decision was made that the Lake Committee will revisit this issue and come back with a plan.

Road:

A motion was made, seconded, and carried to award Frenchman Excavating & Hauling a contract for \$2,000 to repair the gravel roads.

A motion was made, seconded, and carried to purchase two loads of 2a Modified Stone, and a ½ load of stone dust for Seneca off Birch and allow Frenchman to haul in material at \$95 per load. Total stone and pickup fees not to exceed \$1,800.

A motion was made, seconded, and carried to award Warner Paving & Excavating a contract in the amount of \$55,258 to repair the potholes, as well as other designated repairs.

A motion was made, seconded, and carried to award Pocono Spray Patching a contract in the amount of \$27,987 to chip seal all four sections of road.

A motion was made, seconded, and carried to approve WLLA reimburse the amount of \$443.92 to Koberlein Environmental directly.

Legal:

Provided update on various items.

Membership/Nominations/Elections:

We have 2 new candidates for the 1-year term position.

Old Business:

Discussed Old Business items listed on the Agenda.

Member Comments

There were no member comments.

The next Board of Directors Meeting will be held on Saturday, June 15, 2024, beginning at 9:00 a.m. There will be a Meet the Candidates Coffee Social following the June board meeting.

A motion was made, seconded, and carried to adjourn the meeting at 11:40 a.m.

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