

Walker Lake Shores Landowners Association, Inc.

PLANNING COMMITTEE

Planning Committee Members: Carol Gillen (chair), Janice DiMaio, John Weber

SEPTEMBER 7, 2019 MEETING, Members in attendance: Carol Gillen, Janice DiMaio (by phone), John Weber

1) Security - Fire Alarm System:

- A. In review: The BOD charged the Planning Committee to review and acquire additional bids at the March BOD meeting, inclusive of a comprehensive review of all security. The \$2200 proposal from PN Alarm to bring us up to a commercial fire system was rejected. 2 proposals (1 @ commercial fire, 1 @ comprehensive fire/security) are being sought from each of 3 companies – PN Alarm, ADT & New Era. Carol R met with the ADT rep and their 2 proposals are in hand.
- B. John has been working on this and expects to be ready to bring recommendations to the board at the October BOD meeting.

2) Reserve Study – information gathering in preparation:

- A. Ultra Home Inspections' Report – work on recommendations continues, with much of the issues tended or planned already between the combined efforts of John Weber and the Men's Club and Bill Boehme and Fred Correa.
- B. Carol reports on potential available funds for repairs:
 - \$3,299.18 Building Reserve Fund
 - \$1,000 Building Repairs: 2019 Budget Allocation (still available, none used to date)
 - \$385 Clubhouse Expense: 2019 Budget Allocation (balance available funds to date)
- C. ACTION ITEM: Request that BOD establish \$200/month discretionary fund for Clubhouse to help facilitate progress on these repairs.
- D. Additional follow up is recommended as follows:
 - 1) Roof rotted at the side entrance of the Clubhouse (Bill & John have been gathering proposals; John recommends replacing the flashing and is willing to take on that job).
 - 2) Bids for roofs to budget for 2020 replacement – 2 companies provided written proposals.
 - 3) John reports that Bill has been successful in getting the dehumidifier in the basement to run. Replacement authorized by the board at the last meeting may not be necessary.
 - 4) ACTION ITEM: Recommend tending chimney issues before winter (buckling, bulging, top flue cracked...) – chimney guys met with Bill or John to evaluate. Flue is determined to be ok. Chimney masonry is recommended.

Future, Long-term Goal: Attorney Stieh commented that a 67% favorable vote from the community is required to modify our current deeds. Follow up on this is a joint project between Planning, Legal and Finance.

Meeting adjourned. Next meeting, Saturday, October 5 at 8:30am in the Conference Room.