

**WALKER LAKE SHORES LANDOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MONTHLY MEETING MINUTES
SATURDAY, SEPTEMBER 18, 2021**

I. Call to Order - Meeting called to order by President John Weber at 9:20am.

II. <u>Roll Call</u> :	<u>present</u>	<u>absent</u>
John Weber, President	X	
Carol Reynolds, Vice President		X
Carol Gillen, Treasurer	X	
Janice DiMaio, Secretary		X
Mario Aieta, Director	X	
Maryann Muschlitz, Director	X	
Bill Boehme, Director	X	
Dan Murphy, Director	X	
Michael DeVita, Director	X	
John Rolando, Director	X	
Hinkel Representative position is vacant.		

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

IV. Approval of August 21, 2021 Board of Directors Meeting Minutes

MOTION made by Maryann; seconded by Dan. All voted in favor (none opposed or abstaining).
Motion passed.

V. Approval of the "Approved Via Email Prior to the August BOD Meeting" report. Request for revision withdrawn by Maryann (leave as "no reply" as written in August instead).

MOTION made by Carol G to approve report as written in August, seconded by Mike. All voted in favor (none opposed or abstaining). Motion passed.

VI. Approval of the Agenda

MOTION made by Mike, seconded by Maryann. All voted in favor (none opposed or abstaining).
Motion passed.

VII. President's Remarks – There will be a 3-minute time limit on members speaking at the end of the board meeting unless the board wishes to take up a specific discussion.

- A. Thank you to the Women's Club for their generous donation of \$100.
- B. Thank you to John Graber for all of the work he did to our roads for free in the wake of Hurricane Ida. Mike advises he saved the community thousands of dollars.
- C. Thank you to the board members who helped in the office while Kathy was on vacation – Maryann, John R and Carol G.

VIII. Treasurer's Report – Carol G, call for any questions

MOTION to acknowledge receipt of the Treasurer's Reports made by Mario, seconded by Mike. All voted in favor (none opposed or abstaining). Motion passed.

MOTION to pay the invoices as presented made by Bill, seconded by Mike. All voted in favor (none opposed or abstaining). Motion passed.

IX. Committee Reports

- a. Finance – Carol Gillen, chair. Written report provided. Committee did not meet in August. July bank statements sent to committee via email and acknowledged. Dam Assurance Program application received from Ed Zimmermann.
- b. Planning – Carol Gillen, chair. Written report provided. DIY Reserve Study in process. Presentation for community to inform of necessity for Reserves and function of Reserve Study should go to board first to determine best distribution.
- c. Dam – John Weber reporting in Ed Zimmermann’s (chair’s) absence. Remaining obstacles to DEP authorization of our repairs include:
 - 1. Hurricane Ida internal observations need to be documented.
 - 2. Kiley & Associates (our engineers) annual dam report
 - 3. Kiley & Associates special report (Dam spillway capacity to handle a 500 year storm; evaluation of structure)
 - 4. Proof of Financial Responsibility (PA DEP Dam Assurance Program authorized by BOD at August meeting).
- d. Road – Mike DeVita, chair. Written report provided.

MOTION made by Bill, seconded by Maryann to authorize road repairs in the amount of \$8,150

- 1. accept Field & Forest’s bids for both the culvert repair at Pawnee in the amount of \$1950
- 2. accept Field & Forest’s bid to repair the gravel road damage remaining after Hurricane Ida with reshaping of some of the ditch areas in the amount of \$4,200
- 3. authorize WLLA expenditure of \$2000 of stone materials (\$500 rip rap for culvert at Pawnee; \$1500 A2 modified for gravel road repair/ditch reshaping).

All voted in favor (none opposed or abstaining). Motion passed. Dan commented that he would like to see more traveled roads repaired rather than repeated repairs on the outskirts.

Mike advised that culvert pipe repair on Maple at Neversink will be coming yet in 2021, and the adhoc committee is almost fully formed and should meet soon.

See full Road Committee report for greater detail.

- e. Membership/Nominations/Elections – John Weber, chair. Need more people to help (ie: join the board,
- f. Program – Maryann Muschlitz, chair. Written report provided. Sip n’ Paint Oct 16th at the Clubhouse from 7-9:00 pm, \$15 for Member; \$20 Non-members.
- g. Clubhouse – John Weber, chair. Written report provided. Seeking roofing bids for spring 2022. Complaint about A/C came in, but was determined to be operator error. John W intends to install lock boxes on thermostats.
- h. Lake – Carol Reynolds, chair. Written report provided. John W reported in her absence. During Hurricane Ida, water level went up 0.5 foot, and was back down again by next morning. Kent Iverson, member, commented that 0.5’ is about the same level as with Hurricane Irene. Dan, Ed, John R and John W watched the dam during and after the storm. John W observed that the spillway managed the flow and he watched for obstructions. Recommends clearing some trees from that downstream/outflow area over the winter or in the spring. Dan informed of washout at stream/partial collapse of stone retaining wall at Onandaga. John W informed of partial washout/undermining of earth under Maple Rd at culvert pipe to catch basin near mailbox area. Lake Committee is considering not doing fish study next year, instead using those funds to stock.
- i. Legal – Mario Aieta, chair.
 - 1. Indemnification – Attorney Stieh recommends that we go with his original advice, not the revised indemnification language developed in committees over insurance coverage concerns. Having current board members decide if prior board members should be indemnified is problematic.
 - 2. Fran Orth case – our attorney has left the firm. Mario is trying to find out who has it now.
 - 3. Additional Insurance Coverage Case – Farley, motion filed in August, each year is separate occurrence.

4. Collections work with Finance Committee – Mario will follow up with Stieh.
- j. Communications – Carol Reynolds, chair. Written report provided. No discussion or action items.
- k. Rules & Regulations – Maryann. Working on Red Book rewrite page by page. Indemnification recommendation from counsel will be incorporated in Bylaws/Constitution.
- l. Security – Steve DiMaio, chair. Bill reported in his absence. St. Moritz is trying to find a new security person for us. Maryann questions contract obligations. Recommendation is raised that Security Committee start looking for a new company.
- m. Rental – Janice DiMaio, chair. Kathy Zimmermann reported in her absence. 1 long term rental fee was recently paid. Not aware of any new renters in the community at this time.
- n. Beach & Grounds – Bill, chair. Written report provided. Bids for salt shed replacement project still in process for tent portion. Floor portion is completed.

MOTION made by Bill, seconded by Dan to extend the contract for 2 years with Keystone Landscaping (2022/2023) at the same current rate of \$5,125/year. All voted in favor (none opposed or abstaining). Motion passed.

MOTION made by Bill, seconded by Maryann to authorize work by Field & Forest (Greg Hoeper) at the West Shore Beach boat ramp - to add item 4 to boat ramp area, fix some washout along access road and add some item 4 to entrance from Twin Lakes Rd (\$400 materials, \$300 to spread). All voted in favor (none opposed or abstaining). Motion passed.

2022 Budget submitted by Beach & Grounds. Reminder that ALL committees need to submit their 2022 budgets. Please email them to Carol Gillen ASAP.

X. Old Business – Please note window service is still in effect. Please go to the window on the salt shed side of the building.

XI. Member Comments –

- 1) Bill Mays – wants community to be apprised of legal cases, claims, and collections. How many, dollar amount outstanding in newsletter.

Discussion of publicly filed information, debt collection practice issues ensued. Lawsuits would be a bad idea to include. Finance committee is tasked to develop a report for what can be reported publicly on collections (no names).

- 2) Scott Pedersen – would like to help out. Spoke with Mike D. Could hand dig for the culvert pipe if we've got the pipe or clear trees downstream. Joined Communications Committee.
- 3) Mike Goldring – I come to all the meetings. Passionate about my road. Pay all my dues. Pay the extra money. Not everybody pays the same. Not fair. Objects to treatment at last meeting and 3 minute limitation for speakers.

Encouraged to join the adhoc road committee for long term planning.

- 4) Phyllis Gambino – East Shore Dr is in terrible condition. Need more money to fix the roads. Just charge us, even if it needs to be \$100 or \$200 more each year. \$50 AAF was not enough.

XII. Next meeting will be a meeting of the Board of Directors held on October 16 at 10:00am.

XIII. Adjournment at 10:55 am. **MOTION** made by Bill, seconded by Maryann. All voted in favor (none opposed or abstaining). Motion passed.

Respectfully submitted,

Carol Gillen