

BOARD OF DIRECTORS MINUTES
March 21, 2016

Meeting called to order at 7:10 P.M.

Members present: Thomas Black, Debbie Eggleston, Jane Juckno, Matthew Kelley, Mary Munkacsy, Dick Williston

Members Excused: Bart Baeckelandt, Steve Sala

Non-Voting members present: Bev Selvig

Guest(s): David Eggleston, Kim Jordan, Steve Milz

Call to Membership:

David Eggleston –Dave provided an update from the Bylaws Committee and requested authorization of an estimated expense of \$1,500 to finalize the review by the attorney. After extensive discussion, the Board determined that the \$1,500 will be incorporated into the 2016-2017 budget for approval by the membership at the Annual Meeting, proposed revisions will be presented by Dave Eggleston to the membership at the Annual Meeting (limiting discussion to no more than one hour), a follow-up Bylaws Committee Meeting will be scheduled in June if necessary for additional discussion by the membership, and the final proposed changes will be presented to the membership for final vote at the 2016 Semi-Annual Meeting in October. The proposed changes along with correspondence with the attorney will be circulated by email to the membership and will be posted on the WLO website prior to the Annual Meeting.

Steve Milz – Steve noted he had been in contact with our insurance company and, based on square footage of the Lodge, they recommended reducing replacement value coverage for the Lodge from \$913,000 to \$800,000. The Board agreed to the change. It is anticipated that this should lower our annual premiums.

Steve Milz – The damage at the front entrance was discussed. Matt Kelley has gotten an estimate of \$200 for repair and replacement of damaged plants. Mary Munkacsy will contact the Hamburg Police Department to get a copy of the report and the owner of the vehicle will be contacted to make arrangements for payment.

Kim Jordan – Submitted a letter regarding long term parking of a pontoon boat along Winthrop.

Approval of the Meeting Minutes - The minutes from the February 8, 2016 meeting were reviewed. Thom Black moved and Debbie Eggleston seconded to accept the minutes as written. Unanimously approved.

Director Reports:

President - Mary Munkacsy:

No written report submitted.

Vice-President – Bart Baeckelandt:

No written report submitted.

Secretary – Jane Juckno:

No changes noted to written report.

Treasurer - Debbie Eggleston:

The balance sheets for February were reviewed. Debbie Eggleston noted that Norb Rickelmann met with the Hamburg Assessor regarding the property taxes on the acquired lots (Lots 311, 312). The assessor agreed that the taxes were inappropriately high and that WLO would be notified of the modification once determined.

There were no checks for non-recurring expenses over \$50 in February.

Improvement and Maintenance Committee – Thomas Black:

No changes noted to written report. Thom Black has made multiple attempts to contact Bob Myers to obtain an estimate on limestone particularly for the Boat Launch Drive and replacement of the boat launch slab. Dick Williston is also working on contacting someone about replacement of the boat launch slab.

Clubhouse Services (Entertainment Committee) – Matthew Kelley:

No written report submitted. Matt noted he had met with the Hamburg Township Fire Marshall regarding fire alarm requirements and the current fire escape. Minimal modifications need to be made to the fire escape and fire alarm requirements are less than had been suspected. Matt will continue to work through these requirements, obtain bids and make recommendations for consideration by the Board.

Clubhouse Hostess – Bev Selvig:

No written report submitted. Bev noted that there had been one reservation in February and currently only one in March and one in April. She also noted that she would be willing to remain as Hostess until the end of 2016 if no one volunteers prior to that but that she would not accept any reservations into 2017 until a new Hostess is in place.

Boat Harbor, Lake & Canal Committee – Dick Williston:

No written report submitted. Dick noted that the Boat Dock application would be uploaded onto the WLO website. The Boat Dock drawing will be held on Saturday, April 30, at noon.

Building & Beautification – Vacant:

No written report submitted.

Security Committee – Steve Sala:

No written report submitted.

Motion made by Thom Black seconded by Dick Williston to accept the monthly reports. Unanimously approved.

Correspondence:

-Email and photos from Dave Patton (February 18, 2016) –The email was reviewed and as previously discussed at the February meeting, the Board felt that since none of the vehicles or boats obstruct the easement along Winthrop and do not pose an issue for emergency vehicles, there is little else the Board can do at this point. If the proposed Bylaw change is approved, there may be more opportunity to enforce removal of personal property that remains for an extended period of time in the roadway easement.

Unfinished Business:

-Update on Alarm System (See Clubhouse Services Report)
-Social Event – It was decided that the social event for the membership which had been discussed at the February meeting would be postponed until the fall, prior to the Semi-Annual Meeting and would specifically target all new members as well as also serve as a venue to discuss the proposed bylaw changes and collect proxies from any members not planning to attend that meeting.

New Business:

-Review of preliminary 2016-2017 budget – The preliminary budget with modifications suggested at the February meeting was reviewed. The membership will be asked to approve a \$1,500 expenditure for legal fees to complete the review of the bylaws. Increasing the one day donation required to reserve the Great Room from \$125 to \$150 was discussed. The need to increase annual dues was also discussed and all agreed that a comprehensive list of needed repairs and increased expenses be compiled and presented to the membership prior to the 2016 Semi-Annual meeting justifying the increase. The amount of proposed increase will be discussed/determined once the list has been compiled. The budget will again be discussed/finalized at the April meeting.
-Damage to Front Entrance (See Call to Membership)
-Date for Annual Meeting – Jane Juckno noted she would be out of town on the third Monday of May which traditionally would have been the date for the Annual Meeting. Based on other Board members' availability, it was determined that the 2016 Annual Meeting would be held on Monday, May 9, 2016, at 7:00 pm.

MOTION TO ADJOURN: Dick Williston moved and Thom Black seconded to adjourn. Unanimously approved.

Meeting was adjourned at 9:00 PM

Next board meeting will be held on Monday, April 18, 2016 at 7:00pm