

WALPOA BOD Open Meeting — November 19<sup>th</sup>, 2022

Delaware Township Municipal Building

Roll call taken.

Present:

Present- Jeff Dembiak, James Paddock, Joe Jala, Stephen Rose, Steve Tarquini, Terasa Tarquini, Bill Sarro, Christopher Koch

Absent: Floyd Lee

Meeting opens at 10:11am

Pledge of Allegiance

Motion by Jim Paddock (2<sup>nd</sup> by Stephen Rose) to approve 10/15/22 Minutes

Steve Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Stephen Rose	Christopher Koch		
	Absent	YES	YES	YES	YES	YES	YES			

Motion passes 6-0 with 1 absent

Announcement of open BOD seats

Welcome Christopher Koch to the BODs

Readings:

Treasurers Report

Motion by Jim Paddock (2<sup>nd</sup> by Terasa Tarquini) to accept the Treasurers Report:

Steve Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Stephen Rose	Christopher Koch		
	Absent	YES	YES	YES	YES	YES	YES	YES		

Motion passes 6-0 with 1 absent

Readings:

DOO Report

Public Safety Report

Recreation Report

Committee Reports:

Environmental Meeting Mins

3. Motion by Terasa Tarquini (2<sup>nd</sup> by Jeff Dembiak) to accept minutes from the 9/14/22 meeting

Steve Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Stephen Rose	Christopher Koch		
	Absent	YES	YES	YES	YES	YES	YES	YES		

Motion passes 6-0 with 1 absent

Capital Improvement and Maintenance mins:

4. Motion by Terasa Tarquini (2<sup>nd</sup> by Jim Paddock) to accept minutes from the 10/27/22 meeting

Steve Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Stephen Rose	Christopher Koch		
	Absent	YES		YES	Abstain	YES	Absent	YES		

Motion passes 6-0 with 1 absent

Bylaws- No meeting

Budget & Finance mins:

5. Motion by Jim Paddock (2<sup>nd</sup> by Jeff dembiak) to accept the minutes from both meetings dated 10/27 & 11/8 meetings

Steve Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Stephen Rose	Christopher Koch		
	Absent	YES	YES	YES	YES	YES	YES	YES		

Motion passes 6-0 with 1 absent

Unfinished Business:

Dam project- WALPOA is still waiting for a response on waiver from one lake front resident.

New business:

-Adding another check signer- Stephen Rose and Jeff Dembiak volunteered

Motion by Bill Sarro (2<sup>nd</sup> by Jim Paddock) to add Jeff Dembiak as a check signer:

Steve Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Stephen Rose	Christopher Koch		
	Absent	YES	YES	YES	YES	YES	YES	YES		

Motion passes 6-0 with 1 absent

Motion by Jim Paddock (2<sup>nd</sup> by Chris Koch) to add Stephen Rose as a check signer:

Steve Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Stephen Rose	Christopher Koch		
	Absent	YES	YES	YES	YES	YES	YES	YES		

Motion passes 6-0 with 1 absent

Discussion on further Fawn Lake Boring sampling- tabled until next meeting.

Discussion on speed bumps on WA Drive  
 Discussion on speed cameras

Collections

Discussion on concerns of Rentals under 1 year- Rules and Regulations committee to discuss at next meeting

Discussion on Burning and burn permits- Rules and Regulations committee to discuss at next meeting

Motion by Jim Paddock (2<sup>nd</sup> by Bill Sarro) to write off Block 1106 lot 15/16 in the amount of \$23,737.37 which was purchased from out of repository sale

Steve Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Stephen Rose	Christopher Koch		
	Absent	YES	YES	YES	YES	YES	YES	YES		

Motion passes 6-0 with 1 absent

Operating Expense Budget:

Recommendation to increase the Dues by \$30, with no assessment in 2023/2024

Motion by Bill Sarro (2<sup>nd</sup> by Jeff Dembiak) to approve \$30 dues increase

Steve Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Stephen Rose	Christopher Koch		
	Absent	YES	YES	YES	YES	YES	YES	YES		

Motion passes 6-0 with 1 absent

Public Discussion:

Banking, website update with events, new website, debit cards, Bylaws, Air BNBs, Zoom meetings, potholes on Fairview, Dam, selling lots vs not selling, check signers, invoices, budget

Motion by Jeff Dembiak (2<sup>nd</sup> by Jim Paddock) to close meeting

Steve Tarquini Chairman	Floyd Lee	Jim Paddock	Joe Jala	Terasa Tarquini	William Sarro	Jeff Dembiak	Stephen Rose	Christopher Koch		
	Absent	YES	YES	YES	YES	YES	YES	YES		

Motion passes 6-0 with 1 absent

Meeting closes at 12:10pm