

Wally's Woods

# Board Meeting 7/12/23

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July 12, 2023

## ATTENDEES

Present: Michelle Filicicchia, Mark Diener, Jake Diener, Gina Pellak, Eric Kelley

Absent: Greg Mitchell, Erin Diener, Mike Diener

Other: Jackie Smith

Wally's Wood Board Meeting

Wednesday, July 12 · 6:30 – 7:30pm

Time zone: America/New\_York

Google Meet joining info

Video call link: <https://meet.google.com/cea-eata-zuj>

Or dial: (US) +1 818-960-3365 PIN: 713 062 751#

More phone numbers: <https://tel.meet/cea-eata-zuj?pin=9723271708770>

## AGENDA

### Last Meeting Follow-up

1. Treasurer Report
  - a. Accounts
    - i. **Checking: \$9,808.66**
    - ii. **Savings: \$9,584.77**
  - b. Outstanding Revenue
    - i. \$305 Venmo from cabin stays and \$300 check for cabin stays
  - c. Outstanding Liabilities
    - i. **Insurance is due September 1 – have not received the bill for that yet**
    - ii. **Carroll White REMC for this month of \$124.64**
    - iii. **Taxes – Bill has not gotten them to me yet, but this is not uncommon. He files for an extension almost every year. That said, I do not know if we owe anything for the taxes. Fee for him is usually around \$760.**
  - d. DUES
    - i. **Invoices went out in April/May**

- ii. Shareholders paid up
- iii. Members paid up
- e. **Big bills paid since last meeting / Projects being worked on that that will have a big bill attached**
  - i. **Property taxes for spring and fall paid - \$2,769.36**
  - ii. **Pond chemicals paid - \$1,223.54**
  - iii. **Repairs and maintenance Diener Bros paid for (continued bridge work, etc) - \$955.79**
  - iv. **Propane and dam inspection fee - \$832.00**
- f. **New Unknown Bills**
  - i. **Septic tank at Althea's cabin – for those who don't know a week ago the septic backed up into the bathrooms while someone was showering. Ed Jackson and Chris Diener are working with Godlove Enterprises in Monticello to address the issue. They were able to locate the tank and will begin cleaning it out. Once cleaned out, they will inspect the tank and fingers, etc. As of now, they estimate this to be \$800-1000. May be more depending on the issues they find if any.**
  - ii. **I know the dam is still being worked on. Other than the inspection fee of \$100, I have not heard anything on next steps or costs.**
  - iii. **I know Jake Diener was working on pulling details for the fence at the north entrance. I have not heard on any costs associated with this, a timeline of that work day, etc. Will update as needed.**
  - iv. **I know we were talking about camera options. I do not know where this left off or if there are any associated costs.**
  - v. **Quickbooks –**
    - 1. **Still plan to work with Kristie Diener on getting us set up 100% on Quickbooks. There will be a cost associated with this once complete. Will be working with her on what our best option will be for purchase. It will be a renewal fee each year. Right now, I think we will want the version that will be about \$45/month as it allows bill tracking, but I will speak with Kristie about this as she has way more experience with Quickbooks.**
    - 2. **Computer - Will be seeing if anyone in the family is able to help us figure out some of the settings on the computer and if anyone has free version of Microsoft office they can help us get; otherwise, may have that cost or figure out a solution.**
  - vi. **If there are any bills or hours associated with these projects, please get them in for payment/reimbursement and for tracking purposes even if you don't want reimbursement. Us knowing what was worked on, when, hours put in, costs associated, etc, only will help us manage the property more efficiently as well as come up with a plan for the future needs.**

## 2. Secretary Report

- a. Board Meeting [3/7 Minutes](#)
  - i. Motion: Michelle F.

- ii. Motion: Jake D.
  - iii. Passes unanimously
- 3. Corporate Committee Updates Legacy Committee: Michelle and Jackie
  - a. 3 meetings: good conversations with Mary, Jane, Jackie, Patrick, & Michelle
  - b. Meeting next week, putting together a survey for shareholders to get recommendations to share at shareholder meetings.
  - c. Considering shares and financial questions in the plans.
- 4. Dam/ Bridge
  - a. [Inspection](#)
  - b. Contacting Engineers:
    - i. Have talked to 3 firms Patriot, \_\_\_\_\_, bearman engineering companies
      - 1. All three have recommended that what we are doing with the DNR inspection would be similar to their inspections.
      - 2. We are low hazard dam, because we have no house
      - 3. To be certified we would need to do a ten of thousands of dollars to be geo spatial imaging and boring
      - 4. We need to clear brush, keep no bare ground, no trees and frequent maintenance should prove to the state to keep going uncertified.
      - 5. Being state certified would remove liability from the corporation
      - 6. Need to be proactive in documentation of maintenance of dam.
      - 7. Did Grandpa Walter file something with the Army Corps of Engineers?
    - ii. Jake's recommendation we keep the status quo of maintenance
      - 1. Motion: Gina P.
      - 2. 2nd : Jake
      - 3. Pass unanimously
- 5. Entrance/Security
  - a. Fence: Fence from road to Toni with gate at the back of Toni's property:
    - i. Dates: Eric will send out dates in the next week after the tree is taken down.
    - ii. Talk to Mike about property along Diener's field.

- iii. Need to check with mowing crew to cover near entrance
  - b. Cameras: table to next time
- 6. Campground Utility Box:
  - a.
- 7. Memory Bench: Any updates?
  - a. Call places about stone bench
  - b. All board contact someone about bench (stone/composite)

## **New Business**

- 1. Lakes/Woods
  - a. Pond Chemicals:
    - i.
    - b. Other: Geese: look into something with a nest.
- 2. Buildings/ Campground
  - a. Althea Cabin: Septic backup
    - i. Godloves found the tank and pumping out next week
    - ii. Possible issues: tank is full sediment, defect baffle, collapsed pipe, roots in finger or solids in fingers
    - iii. \$800-\$1000 will be to pump and diagnose problem
  - b. Thanks to Ed Jackson for repairing the Swing Set
  - c. Thanks to Steve Diener for septic and steps at Uncle Tom's cabin.
- 3. Corporate Functions
  - a. Dues Mailing 2022:
    - i.
  - b. Quickbooks:
  - c. Website: Needs updated with meeting notes and minutes
    - i.

- d. Rules and Regulations: is there anything we need to look at for the year 2024 year?
  - i. Treasurer position does Bylaws need to be changed to force someone from Indiana to be treasurer. Assigned to Legacy committee
    - 1. Eric look at official roles of Treasurer and how it can be supported
- e. Shareholders Meeting: Video Conferencing or Phone Conferencing for people who can not be physically present?

## NOTES

- **Important Dates**
  - **Spring Work Day: April 22**
    - Doc sent with to do list
  - **Upcoming Board Meetings**
    - **Week of September 12**
  - **Shareholders Meeting: October 21**

## ACTION ITEMS

1. **Property:**
  - a. **Dam**
  - b. **Fence/new lane. Lead Jake**
  - c. **Spring Clean Organization**
    - i. **Lead:**
2. **Corporate**
  - a. **Legal Team: Michelle Lead**
    - i. **Gina for Gallogy to join committees**
  - b. **Financial Team: Erin Lead**
    - i. **Gina for Gallogy to join committees**
  - c. **Dues Letters**
    - i. **Lead: Erin**

ii. Mid spring

d. Website

i. Lead: Eric

ii.

e. Rules and Regulations Review

i. Lead:

ii. Members: all

iii. Review Simplify dues/ fees to make sure income is \$15,000

f. Member Attrition Reduction

i. Lead:

ii.