

# MSLA Member Meeting, | MINUTES

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07/18/20 | 11:00AM | LOCATION: Outside of Pavilion – Social Distancing

Meeting called by	Scheduled Meeting	Board Members Present
Type of meeting	Board Meeting	Ray Alvarez, Pedro (Julio) Martinez, Lori Patasso, Barbara Perretti, , Marisol Rodriguez, Mathew Rivera, Jose Diaz
Facilitator	Ray Alvarez	Absent: Debbie Mendez, Suzanne Parmentier-Longo
Note taker	Marisol Rodriguez	
Timekeeper	Marisol Rodriguez	

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## GENERAL MEMBER MEETING

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### Pledge of Allegiance

Ray welcomed members.

More than 10% Site Owners here, made quorum.

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### Resolution

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#### Treasurer Report Read

Ray proposed future plan enlarging pool due to # of people increasing at MSLA. Plans to add sand on beach, adding a new fountain to lake, new playground, pavilion area to be redone. Pumping out septic tanks, Projects on hand.

Follow-up to Gate inquiry, 3 suggested Proposals to follow by Suzanne regarding the Gate, construct a security shack, hiring a gate keeper, registering members with 10 guests per site and visitors charged \$5 per person (guest explained per Covid Waiver signed asking for # of children & adults. Another proposal would be a key card gate (more costly) fencing, electrical, key fobs, etc. Suggested window clings for cars, 1 per site – 2<sup>nd</sup> would cost \$5 to offset cost to MSLA. Visitor given a ticket to park in visitor parking. Reminder Site owner Flea market next Saturday with Suzanne's. Flea Market Map in folder @ 9:30 AM

Reina from Site 106/124 question how does the board decides the projected items. Barbara responded that it's already in the budget, but the sand and playground may be pushed into next year. Gates Proposals would be mailed to members to be voted upon once we receive all the details. Site 106/124

volunteered to help out on follow-ups on the gate proposal to make sure members participate in voting due to 2/3 of votes needed to move forward and also volunteered to translate in Spanish if needed, no one needed translation at this time. Question asked on funds made from Auction, \$28,000 received in Auction. Members asked about unpaid sites to date and how long it takes to auction site. Questions asked on the repo process due to other sites taking so long in the past. Marisol explained the process, Ray advised lawyer has been changed, and now we can take back without court involvement.

Assessment questioned if repairs were made and Ray and Lori confirmed Tanks were fixed. Member requested separate line for income items in Budget – explained it was not considered budget or income since it offsets the bad debt write off which shows amount of \$ owed from those sites. The income would be on a receivable report. Lori explained the offset bad debt write off. Site 79 and sister requested to move member meetings to Sunday same time due to people working on Saturdays. Board responded would need to amend the ByLaws – can petition and have voted and majority needs to be approved. Some members agreed and would also like to have moved meetings to Sunday due to children in school. Explained it is a process to change, would need to be petitioned, voted, and then change the By-Laws – need at least 175 Sites to approve to amend meeting date to Sunday. Mailings can be done to amend when the time comes, may be for next years ballot to late to do this year.

Recreation Inquiries: Members asking about children recreation, ice cream trucks, movie time. Barbara advised that due to Covid its not easy and so many requirements due to social distancing. Site 128 & 21 offered to volunteer for Movie time. Barbara advised that they are welcome to volunteer and she can provide them with arts and craft stuff in closet. For any food/snacks would need to be individually pre-packaged. Member questioned about getting an ice cream truck.

Gate topic came up again, gave was welcomed due to people also coming to dump garbage.

Vinnie expressed how shareholders should receive a breakdown of receivables at least once a year, he was told 2 years ago he would get one but never received and now he's asking on behalf of the shareholders. Ray responded ok to do once a year. Laundry \$, all monies broken down which is Profit & Loss Statement.

Member asked if maintenance fee will be increase, Ray responded will try to keep the same. Background checks also questioned, Ray responded usually family members are the ones who are buying so we no longer run them.

Complaint regarding Trailer parked and blocking walkway – ground was too soft couldn't place on site. Trailer should be moved by Tuesday.

Cleaning properties – Letters going out where if not cleaned, and if we clean it will cost \$350. Site 109 not cleaned up, Ray advised that they have been called to clean up.

Parks are not remaining clean. Site 106, Oscar and wife go around campsite to clean; other member mentioned people are just dumping garbage on grounds and other member added not picking up after their dogs.

Members questioned about the playground, will be done to code and it has to be commercial. It's very expensive so we cannot put up something that will not last.

Site 256 has not been cleaned yet. She mentioned that Ray had said we would clean at day of auction. Currently there's dumped wood & metals dumped on property may have been dumped by someone. Needs cleaned up by Saturday – Julio was not aware that it need to be cleaned since each person is responsible to clean up their own lot. Ray had promised her site would be cleaned up.

Member question about dividing sites when purchased, Barbara responded cannot divide continuous site per the lease agreement, can add trailer but will pay a separate maintenance fee. Other member added that problem is that people think they own the property and build whatever, but properties are leased not own.

Member complained about noise from neighbors after quiet time and those who create problems and want to fight since it's a family campground. People get angry when asked to lower volume after 11pm quiet time. Ray advised that letters do go out and if caught in act 3x will have lease terminated, just like the guy caught stealing fish.

Pool protocol asked – Ray responded, person is logged in, temperature taken, pool is at 50% capacity and staggered.

Reina thanked members who showed up to make quorum.

Member questioned with cut Trees, it one is cut – two needs to be replanted. Advised that a complain should be filed as it may that a 2 trees were planted elsewhere.

117 advised that trees, someone last week put up a two way radio pole with wire on grounds. Board advised that we are not aware of it but will look at it. No permission was asked or given to post a pole. A permit from MSLA would need to be given.

Lakes status asked by member - Lake will be getting another fountain, looking into getting lights, fountains and we need to do 2 more treatments one treatment already made. 600 fish stocked last year, still a lot of fish in there. Lake needs to be cleaned

Member asked about the Gate – how to handle on weekdays if no one is there. Lori responded that we are working on getting proposals with all options. Will

then be mailed.

Pool prices to follow for a new pool. Larger pool, too much has been spent on repairs and we buy a bigger pool since we have a lot more people.

Battery Bikes issue brought up – children riding at maximum speed cutting off vehicles. Ray responded Motorized bikes are banned, rule print outs delivered to all. Also may look into a designated area for the motorized bikes. Just in talks at the moment.

Reina volunteered to translate ballot documents in Spanish when mailed.

Site 55 asked about paypal – old fees will be allocated to a different project.

Position postings taken down and Marisol asked if any additional persons were signing up. Introductions made by all the Trustee candidates, all clapped after they gave an intro and what they can offer to the board.

#### **MEETING CLOSURE :**

Meeting Adjourned: 12:01 PM

Date: 07/18/20

Secretary: Marisol Rodriguez

Minutes recorded to the best of my ability, main topics summarized, not word for word.