



**Lake Wynonah Property Owners Association  
Board of Directors Open Meeting Minutes**

The Lake Wynonah Board of Directors held its quarterly Open Meeting via Zoom platform on the 17<sup>th</sup> day of October, 2020, at 10:00 a.m.

**I. WELCOME AND CALL TO ORDER**

Board President Bob Still called the meeting to order at 10:04 a.m.

**II. ROLL CALL OF DIRECTORS**

Present: Bob Still, President; Scott Chivinski, Vice President; Lisa Laudeman Jones; Secretary; Joe Haggerty, Treasurer; Ryan Achenbach, Director; Richard Hardy, Director; Troy Lipp, Director; and Frank Miller, Director  
Absent: Ronald K. Larsen, Director  
Also Present: Debra Davis, Community Manager  
Joshua Personette, Interim Security Supervisor

**III. PRESIDENT's REPORT**

Mr. Still presented the establishment of a Deed Restrictions Review Committee. He indicated the Board drafted a Resolution to establish the Committee. He also indicated the POA may have one tie up. The Directors received a letter from an anonymous source dated August 31, 2020, noting a challenge to the recent Deed Restriction Amendment. The POA amended the Deed Restrictions in 2019 by a legal vote to support extending the restrictions. The Committee will move forward should this not be a valid court challenge.

Mr. Still also reported the POA will have a Safety and Security Committee. In 2016, the Board passed a Resolution for the committee. The Board is reactivating this committee and should Members wish to volunteer, they are asked to please contact the Business Office. A call for Members will also be sent to the Membership.

**IV. TREASURER's REPORT**

Mr. Haggerty reported that the year-to-date Operating Budget is favorable by \$26K. Reserve contributions are on point as of this report, with \$5.0 million in Reserve Funds. Mr. Haggerty reported that Repair and Replacement expenses were primarily for road work, new signage, lights at E Dock, bumpers for docks, and painting of the Lake Wynonah pool. A copy of the Treasurer's report is included with these Minutes.

  
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V. **COMMUNITY MANAGER's REPORT**

Debra Davis, Community Manager, updated the Membership that the Business Office is now open for entry. Two people may conduct business in the Office and one may conduct business in the Vestibule. Masks are required and Members may also schedule appointments with Office staff. Ms. Davis indicated that the Community Manager's full report is available on Connect.

VI. **SECURITY REPORT**

Mr. Still notified the Members that Security Supervisor Brandon Edelman resigned to pursue his chosen career. On behalf of the Community, Mr. Still wished Mr. Edelman well. Joshua Personette has assumed to role of Interim Security Supervisor. Mr. Personette thanked the Community for welcoming him in this new role. Ms. Davis indicated the Security Report is also available on Connect.

VII. **COMMITTEE/ GROUP REPORTS**

**Architectural Review Committee (ARC)** – Mr. Lipp reported that the Committee reviewed 25 permits. The Committee will get permit approval completed as quickly as possible. Mr. Lipp reported that should Members be unsure if a permit is needed, they should contact the Office staff. Mr. Still also mentioned a bulk head permit is required for any lakefront work needing completion.

**LW Civic Association** – Mr. Lipp reported the Food Truck Vendors have been a huge success for Civic and the Community. Other vendors are reaching out to be part of these events. Mr. Lipp indicated that vendors will be limited to one food truck to maintain safety for all involved. Next event for Civic is Trunk or Treat on Saturday, October 31, 2020. Civic is still accepting candy donations. Mr. Still encouraged members to practice social distancing at the event.

**Lake Wynonah Workgroup on Communications** – Ms. Jones spoke about the new and improved Lake Wynonah Website (lakewynonah.com) and the newly established Facebook Group (Lake Wynonah Property Owners Association), the official Facebook presence of the LWPOA. Ms. Jones introduced new members of the Committee, John Glowa and Gail Lund, along with new volunteers Jerry Cooper and Donna Marceau. Ms. Jones highlighted areas of the website such as available forms, Board and Office information, the Committees/Groups and amenities. Ms. Jones also included that some areas are under construction. Ms. Jones indicated that the Facebook Group is for LWPOA Members and Residents only and will provide with updates on happenings, events, and perhaps issues occurring in the Community.

**Dam Committee** – Mr. Hardy reported that the lake will be lowered on November 1, 2020, and Spring valve closing will allow for run-off to begin filling the lake levels. Mr. Hardy also indicated that any bulkhead work must be completed by February 1, 2021. He indicated the permit is available by contacting the Office or on Connect.

  
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**Finance Committee** – Mr. Haggerty reported the Committee held their kick-off meeting October 15, 2020. Members discussed the Charter, established meeting dates, reviewed the September 2020 financial package from FSR, and spent time discussing the collection process for delinquent accounts. At the next meeting, the 2020/2021 Budget, delinquent accounts, and the Reserve Study will be reviewed.

**Fish and Boat Group** – Mr. Still reported the group had a successful fishing year and their next meeting will be held on October 23, 2020.

**Lakes Committee** – Mr. Still, on behalf of Mr. Chiviniski, reported that the Committee is working on a review of water testing equipment to be used to test water quality in our Lakes. The Committee is also reviewing erosion and sediment requirements.

**Lodge Committee** – Mr. Miller thanked the Community Members/Residents for their patience as the Lodge committee works on reopening. Mr. Miller reported the Committee is in the process of a feasibility study to reopen the Lodge. This will include limitations due to following PA Department of Health guidelines. Mr. Miller also reported that the Lodge is in need of volunteers, including servers, hosts, and bartenders. If interested, please contact the Office staff or Mr. Miller.

**Marketing Committee** – Mr. Haggerty reported that Committee purchased Lake Wynonah magnets that will be for sale shortly. Pricing – \$2.00 for one magnet, \$5 for three magnets, \$10 for seven magnets. Mr. Haggerty also reported that work continues on the Lake Wynonah Trademark with a potential decision in 3-4 months. Mr. Haggerty also noted that the replacement of new signs throughout the Community is complete.

#### **VIX. UNFINISHED BUSINESS**

Mr. Haggerty provided a PCMA 537 Plan update. Wayne and South Manheim Townships have plans to get a work session scheduled with both Townships' SEOs and Engineering Firms. Mr. Haggerty indicated he expects that Spotts, Stevens, and McCoy, PCMA's Engineering Firm, will take comments back to PCMA for a revised, third version of the 537 Plan.

Mr. Still mentioned that the 537 Plans are what townships follow to manage sewage. Mr. Haggerty mentioned that once the final 537 Plan is submitted to DEP, there will be a 30-day comment period. The LWBOD has been planning and will participate in the comment period.

#### **NEW BUSINESS**

Mr. Still reported that Mr. Miller shared good speeding data from the "speed sign" at the October 12, 2020, Board Workshop Meeting and that Mr. Achenbach had suggestions on mobile speed devices. The data indicates the mobile speed sign does slow speeding. Mr. Achenbach suggested additional speed trailers to see if this may help control Community speeding while continuing to monitor data.

  
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## NEXT OPEN BOARD MEETING DATE

Monday, January 18, 2021, at 7:00 p.m.

## OPEN FORUM

Mr. Still indicated the attendance for the Open Board Meeting was 42 Members, including the Board Directors, Community Manager and Interim Security Supervisor.

Questions from the Membership were:

Lot #476 – In order to see the Facebook group postings, must you be on Facebook?

Ms. Jones indicated a link at the bottom of the Lake Wynonah website allowing non-Facebook users to see the same information posted to Facebook.

Lot #2556 – Asked to be unmuted.

Mr. Still indicated that Members should use the Chat Box function of Zoom, enter their lot number, and question.

Lot #2610 – Asked the expected timeline for responses to submitted Communication Forms.

Mr. Still reported that if the Business Office Staff can handle the request, the response is quick. If emergent, answer is immediate. Communication Forms if needed are forwarded to the Board President when they cannot be handled by the Office.

Lot #761 – Asked for clarification on Political Signs in the Community.

Mr. Still reported that four years ago, the Board reviewed the rule and also indicated that signs are addressed in the Deed Restrictions. Mr. Still reviewed the policy – 1 Political sign may be posted 30 days prior to an election and are to be removed seven days after the election. Mr. Still also reported that political flags are considered signs.

Lot #2620 – Asked if the most current Membership Handbook was available on Connect.

Mr. Still and Ms. Davis reported that revisions to a few policies were completed in August for the Membership Handbook and it is being updated. It is not yet available on Connect as the revisions are still in process. However, the most current Membership Handbook is posted on Connect.

Lot #1041 - Asked what the deadline is to post August updates to the Membership Handbook updates.

Mr. Still reported this will be updated in October.

Mr. Achenbach mentioned that posting and emailing the Agenda for Open Board Meetings well prior to the meetings may allow for more Membership participation and preparation of Member questions.

  
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**ADJOURNMENT**

***Motion*** by Joe Haggerty to adjourn the meeting at 11:18 p.m., seconded by Lisa Jones. Motion carried by an 8 Yea and 0 No vote.

Respectfully Submitted by:

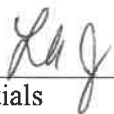


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Lisa Laudeman Jones, Secretary



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Approval Date

NONE

  
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