

RCB



Lake Wynonah Property Owners Association
Board of Directors Work Shop Meeting Minutes
Monday, August 10, 2020
7:00 Office Downstairs

Attendees

Board: Bob Still, President; Gino McLain, Vice President; Richard Hardy, Secretary;
Joe Haggerty, Treasurer; Directors: Lisa Jones, Ron Larsen, Paul Purcell,
Peter Copeland, Frank Miller
Management: Community Manager, Debra Davis

Call to Order: 6:09 pm

Approve Minutes; Motion by Joe Haggerty to approve July 13 Workshop Minutes. Seconded by Paul Purcell. Approved by all.

President’s Report: Bob Still thanked Gino McLain and Paul Purcell for their service to the board during their tenure.

Treasurer’s Report: Joe Haggerty **Motion:** J. Haggerty moves to write off \$6,751.55 of delinquent accounts. This is for the account of an owner gone through bankruptcy and for a property that has been foreclosed upon by their bank. The collection attorneys believe the chance of recovery is low. Seconded by Peter Copeland. Approved by all.

Community Manager’s Report: Debra Davis

A members’ boat sank while tie up at a dock. Gasoline was observed leaking into the water. This required the boat owner to call in a Hazmat Team in to retain and clean up the leaked fuel. A member had cleared a wooden lot adjacent to their property. They were not cutting the field. Maintenance cut the field and charging them for the cut. Maintenance declared this was an unsafe operation due to the terrain and would not cut the field again. The owners will be asked to sign an agreement to let the lot return to a wooded property or they would be fined for tall grass. Maintenance would not be cutting the field in the future.

The Fecal Coliform counts at A Dock and Sarsi Cove were high again but not high enough to prohibit swimming at this time. The source of the higher counts is projected to be the number of geese in the Fawn Lake area.

Civic: Ron Larsen; Civic is holding their regular meetings and realizes they must conform to the Governors’ guide lines to hold any event.

Lodge: Frank Miller; No report. The Lodge is still closed.

Communications Committee: Lisa Jones; Presented a hand out listing Web Site progress and items requested from lake groups and management.

ZCA

Marketing Committee: Gino McLain; Gino McLain made a motion to have Penn State continue in securing a trademark for the “Lake Wynonah” name. the cost for this process will be \$225.00. This will entitle protection from other communities for using the “Lake Wynonah” name. Seconded by Frank Miller. Approved by all.

Dam Committee: Richard Hardy; No Report

Lakes Committee: Bob Still; The committee is still looking for equipment for doing water testing. This is a slow process due to Covid 19.

Fish Committee: Darryl Gordon; No Report

Unfinished Business

Plum Creek 537 Plan;

Joe Haggerty; Richard Hardy and I attended the South Manheim monthly meeting. Jack Brennan related they had just received the preliminary 537 Plan from Plum Creek. He would like us to comment on the Plan before the township approval. He would like Lake Wynonah and South Manheim to be in agreement of the contents of the plan before the commissioner’s give their approval.

Amendment to Section 11 POA Violation Schedule and Fine Table; Weapons in Lodge/Office; Peter Copeland present the revised schedule and made a motion to accept the wording to be added to the Fine Table. Ron Larsen seconded the motion. Approved by all.

Weapons in Lodge/Office:

It is prohibited for any person except duly appointed law enforcement officers to wield (i.e., hold or use) any Weapon in the Lodge or LWPOA Management Office, or display a Weapon by removing it from its holster, sheath, pocket, purse, or carrier.

Upon notification of a Violation of Section 11, the Security Officer shall:

1. Institute LWPOA Crisis Protocol for a potential active shooter situation.
2. Contact the Pennsylvania State Police to report a possible terroristic threat.
3. If possible, collect video-recordings of the incident to identify Member/Resident and as proof of violation.
4. If possible, collect witness statements about the incident.
5. Prepare a Violation Notice for LWPOA Management to review and issue by certified mail.

Regarding Violations of Section 11, a Violation Notice is mandatory.

If upheld, a Violation of Section 11 shall be deemed a Hazard 4 offense. Fines for second and subsequent offenses apply to incidents occurring within one (1) calendar year of the first. LWPOA Management shall remove the record of a Section 11 Violation after one (1) calendar year. LWPOA Board of Directors may determine that the Violator's Lodge Privileges shall be restricted or rescinded.

Crisis Protocol Exercise After-Action Report; An Exercise was held August 5 to check the procedures of Crisis Protocol readiness plan. Geno McLain and Paul Purcell acted as judges of the event.

The exercise went very smoothly and was judged a success. The following observations were made;

Initial call to security was unanswered. Security has two phone lines to the main entrance but only has one person on duty at a time. First call should be to the 911 operator.

Question arose about evacuating disabled people in the area. The current plan calls for door to door questioning in the effected area. Questions discussed on how to have a listing of disabled people in the lake needing assistance in this situation.

Stan Noll stated at the South Manheim township meeting that the Township and local fire company were not notified. This call would come from the 911 operator. Not sure why the operator chose not to call them.

Some residents had the first section of the phone message cut off. They had to wait for the message to replay to hear the full message. The office will look into that problem.

Adoption of clarifications to Membership and Membership Privileges; Paul Purcell

A motion was made by Paul Purcell to adopt the resolution to clarify the definition of "Member" and "Member Privileges" in the Lake Wynonah Membership Hand book as in the handout supplied to the Board. Seconded by Richard Hardy. Approved by all.

New Business

Sand in lake letter; A letter was sent to the owner of Lot 883 stating the property must be remediated and sand removed from the lake and 25 foot from the full lake waterline before a resale certificate could be issued.

Annual Meeting will be held at A Dock. Members will be advised to bring their own chairs.

No amplification will be provided. The new board will adjourn to the office for election of new officers. Notification of new officers will be sent out by email.

Back up security boat; Joe Haggerty looked into renting a boat from Blue Marsh Marina if we are faced with our boat not operational. No boat would be currently available. Blue Marsh would like to operate a pontoon boat rental operation at our lake with Security having immediate access in time of need.

PCH

Insurance increase: Joe Haggerty; A significant rate increase is anticipated next year due to the recent claim history.

Partying at the East Gate Parking Area; Frank Miller noticed a increase in groups hanging out in the evening at the East Gate entrance area. Suggestion the boulders be moved to limit the amount of parked cars to four.

Motion to adjourn 8:09 Ron Larsen. Seconded by Peter Copeland