



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

The Lake Wynonah Board of Directors held its monthly Workshop, via Zoom Platform on the 12th day of October, 2020 at 6:00 p.m.

I. WELCOME AND CALL TO ORDER

Board President Bob Still called the meeting to order at 6:07 p.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, Ronald K. Larsen, Director, Troy Lipp, Director, and Frank Miller, Director
Absent: None
Also Present: Debra Davis, Community Manager

III. PRESIDENT's REPORT

Mr. Still thanked the Directors for joining the Zoom meeting. He mentioned there were many items to review during this meeting.

IV. APPROVAL OF THE MINUTES OF THE BOARD WORKSHOP HELD September 14, 2020

Mr. Achenbach asked that the Committee Liaisons be added to the August agenda. Ms. Jones indicated they would be added prior to publishing them on Connect.

Motion by Scott Chivinski, seconded by Joe Haggerty to approve the Minutes from the September 14, 2020, Board Workshop. Motion carried by a 9 Yea 0 Nay vote.

V. TREASURER's REPORT

Mr. Haggerty reported that the September financials were not completed but will be available for the Open Board meeting on October 17, 2020. Mr. Haggerty discussed delinquent accounts totaling \$2,374.86 from prior owners. Largest balance \$433 with others averaging around \$100.

Motion by Joe Haggerty, seconded by Scott Chivinski to approve bad debt write off amount of \$2,374.86. Motion carried by a 9 Yea 0 Nay vote.

Mr. Haggerty also mentioned that the first draft of the 2020/2021 budget will be reviewed during the December Workshop. He requested Directors begin to develop items for Capital and Operational Budgets.



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VI. COMMUNITY MANAGER's REPORT

Debra Davis, Community Manager, updated the Board with information and guidance from the PA Department of Health to reopen the Business Office and steps to conduct Boot Camp workout sessions. Resuming Boot Camp was approved by the Board and sessions will be held weekly Monday and Wednesday for one hour with group size limited to ten participants. Mr. Achenbach will contact Sallie Sandler and advise her of the Board's approval and stipulations for use of the basement. Ms. Davis also reported that a lift will be rented for tree removal at A Dock and the trees/wood will be available to Members once the work at A Dock is completed. Waivers will need to be signed by Members taking the tress/wood. Ms. Davis also reported that the Maintenance team recommended holding off on stone replacement at E Dock until Spring 2021.

Motion by Joe Haggerty, seconded by Frank Miller to approve the rental of the lift for tree removal. Motion carried by a 9 Yea 0 Nay vote.

VII. COMMITTEE/ GROUP REPORTS

Architectural Review Committee (ARC) – Mr. Lipp reported the Committee continues to work on permit improvement and simplification. Mr. Lipp indicated that Mr. Chivinski reviewed a draft Erosion and Sediment Plan developed by the Lakes Committee with ARC at their recent meeting.

LW Civic Association – Mr. Lipp reported that the list of Food Truck vendors continues to grow. He also reported that Civic purchased cones to assist with traffic control. Civic has recommended the Board of Directors consider purchasing additional cones to be used by the Association at various events. Mr. Lipp also reported that Civic will be adding a breakfast food truck. Mr. Lipp reported the resignation of the Civic Treasurer and indicated the Civic Vice President is also considering resigning. Mr. Still noted that he spoke with Civic Trustee David Tyson regarding recommendations on a new Civic Treasurer. At this time, the Civic VP will also handle the role of Treasurer.

Lake Wynonah Workgroup on Communications – Ms. Jones reported that four Members interested in working with LWWC attended the meeting held on Tuesday, October 6, 2020. The Members bring a broad knowledge of website management, communication, and writing skills to the group. Those members are Jerry Cooper, John Glowa, Gail Lund, and Donna Marceau.

Motion by Lisa Laudeman Jones, seconded by Frank Miller to approve John Glowa and Gail Lund as new members of the Lake Wynonah Workgroup on Communications and Jerry Cooper and Donna Marceau as volunteers to the Committee. Motion carried by a 9 Yea and 0 Nay vote.

Dam Committee – There was no update from the Dam Committee. Mr. Hardy reminded the Directors that the lake is scheduled to drain on November 1, 2020.

Finance Committee – Mr. Haggerty reported that the Committee's kick-off meeting is scheduled October 15, 2020, and he will have more to report at the next Workshop.


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Fish and Boat Group – Mr. Still had no update from the group. Fish and Board is scheduled to meet on October 23, 2020.

Lakes Committee –Mr. Chivinski indicated that work continues on erosion and sediment to stop problems before they may start. Educational information is being developed. Mr. Chivinski also indicated other Members are interested in joining the Lakes Committee. Mr. Haggerty mentioned Lakes should review information related to Coal Tar sealant used on driveways in the Community. A discussion also ensued regarding planting of ornamental grass to control geese at C Dock.

Lodge Committee – Mr. Miller reported that the Lodge is developing a feasibility study to determine if the Lodge can reopen following PA Department of Health guidelines.

Marketing Committee – Mr. Still reported that Mr. Haggerty will assume the role as liaison to the Marketing Committee. Mr. Haggerty reported that Marketing will begin to sell new Lake Wynonah magnets for \$2.00 for one magnet, \$5.00 for three magnets, and \$10 for seven magnets. Mr. Haggerty did not have an update on the Trademark status of Lake Wynonah.

Security Committee – Troy Lipp and Frank Miller are liaisons to the reactivated Committee.

VIX. UNFINISHED BUSINESS

Mr. Haggerty provided a brief PCMA update. Both Townships continue to review the presented 537 Plans. Mr. Haggerty mentioned nothing will happen until after October 20, 2020, at which time there will be a joint township review..

Mr. Still discussed the Safety and Security Committee that was created in 2016 being revisited. The Board will have a call for Members to assist in developing safety and speeding guidelines. Mr. Still also mentioned the Deed Restrictions Review Committee is in the development stage and that based on the potential challenge to the 2019 Deed Restrictions Amendment, the Committee will be placed on a temporary hold.

NEW BUSINESS

Mr. Still notified the Directors of the resignation of Brandon Edelman, Security Supervisor. Mr. Edelman has accepted a position in his career field. Mr. Still reported that Joshua Personette will assume the role of Interim Security Supervisor.

Mr. Still indicated the Security and Safety Committee will be announced at the Open Board Meeting on Saturday, October 17, 2020.

Mr. Haggerty indicated that the Maintenance Supervisor recommended submitting a bid on the Skid Loader that Wayne Township has for sale. The Board agreed the Skid Loader would be of value to the Maintenance Team. Mr. Haggerty will submit a sealed bit on behalf of the POA should the cost savings justify the purchase. Mr. Haggerty will gather that information and share with all Directors as soon as possible.



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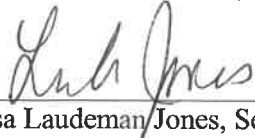
NEXT BOARD WORKSHOP MEETING DATE

November 9, 2020, at 6:00 p.m.

ADJOURNMENT

Motion by to adjourn the meeting at 8:13 p.m., seconded by Frank Miller. Motion carried by a 9 Yea and 0 No vote.

Respectfully Submitted by:



Lisa Laudeman Jones, Secretary



Approval Date

October 12, 2020 Board Motion Page

Motion by Scott Chivinski, seconded by Joe Haggerty to approve the Minutes from the September 14, 2020 Board Workshop, Motion Carried by a 9 Yea 0 Nay Vote.

Director Votes - Yea

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Ronald K. Larsen, Troy Lipp and Frank Miller

Director Votes – Nay

None

Motion by Joe Haggerty, seconded by Frank Miller to approve the rental of the lift for tree removal. Motion carried by a 9 Yea 0 Nay vote.

Director Votes - Yea

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Ronald K. Larsen, Troy Lipp and Frank Miller

Director Votes – Nay

None

Motion by Lisa Laudeman Jones, seconded by Frank Miller to approve John Glowa and Gail Lund as new members of the Lake Wynonah Workgroup on Communications and Jerry Cooper and Donna Marceau as volunteers to the Committee. Motion Carried by a 9 Yea and 0 Nay Vote.

Director Votes - Yea

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Ronald K., Larsen, Troy Lipp and Frank Miller

Director Votes – Nay

None


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