



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

The Lake Wynonah Board of Directors held its monthly Workshop at the POA Business Office at 6:00 p.m. on the 14<sup>th</sup> day of September, 2020.

**I. WELCOME AND CALL TO ORDER**

Board President Bob Still called the meeting to order at 6:13 p.m.

**II. ROLL CALL OF DIRECTORS**

Present: Bob Still, President (via Zoom), Scott Chivinski, Vice President, Lisa Laudeman Jones, Secretary, Joe Haggerty, Treasurer, Ryan Achenbach, Director, Richard Hardy, Director, Ronald K. Larsen, Director (via Zoom), Troy Lipp, Director, and Frank Miller, Director

Absent: None

Also Present: Debra Davis, Community Manager and Ed Hoffman, Esq., Guest (via Zoom)

**III. ROLE OF FACEBOOK AND BOARD DIRECTORS**


POA Attorney, Ed Hoffman was invited to present to Directors pros and cons of personal use of a Facebook page and Facebook posts while serving as Board Directors.

**IV. PRESIDENT'S REPORT**

- A. Crisis Protocol Review – Bob Still, Troy Lipp, Peter Copeland, and Debra Davis, along with Security representatives Tyler Huff and Brandon Eschelman, met August 27, 2020 and reviewed the August 16, 2020, incident in the POA. Based on that review, recommendations included a test of upgrades to the FSR Emergency Phone System. The test will occur on September 15, 2020. Additionally, the purchase of a direct phone line to the Security Office for use during emergencies was suggested. A cell phone option is also being explored.
- B. Parade Complaint - The Board discussed an email complaint regarding the recent boat parade held on Lake Wynonah. Mr. Still asked Ms. Jones to draft a response to the complaint.
- C. Deed Restriction Challenge – Mr. Still received an anonymous complaint regarding the recent Deed Restriction Amendment vote held on October 12, 2019. Mr. Still reported that the challenge was reviewed by Greg Malaska, Esq.

**V. APPROVAL OF THE MINUTES OF THE BOARD WORKSHOP HELD August 10, 2020**

*Motion* by Joe Haggerty, seconded by Frank Miller to approve the Minutes from the August 10, 2020 Board Workshop, Motion Carried by a 9 Yea 0 Nay Vote.

  
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## **VI. TREASURER's REPORT**

Mr. Haggerty reported on the financial condition as of August 2020. R&R outflows were \$38,000 for Chip and Tar throughout the Community, lights at E Dock for \$12,000, and Marina cameras for \$2,000. Mr. Haggerty updated the Directors on presentations by two area Collection Agencies for potential use by the POA. Mr. Haggerty and Ms. Jones attended both meetings.

*Motion* by Troy Lipp, seconded by Frank Miller to approve the financial report through August 2020. Motion Carried by a 9 Yea 0 Nay Vote. August Financial Report is included with the Minutes.

## **VII. COMMUNITY MANAGER's REPORT**

Debra Davis Community Manager, updated the Board with the information below and discussion ensued. The main points carried through this report were:

- Improving the access to the Business Office during COVID-19. Ms. Davis presented an option to expand the vestibule area by moving the Board mailbox unit. A discussion was held to generate other options to open the Office, including partitions in the Office area. Mr. Still requested that Mr. Chivinski review the Office area with the Maintenance Team for other options.
- Mr. Achenbach indicated that Boot Camp asked if they could return to using the basement area for their exercise class. Discussion ensued regarding some ideas however no decision would be made until after speaking with the Department of Health and Board approval.

## **VIII. COMMITTEE/ GROUP REPORTS**

**Architectural Review Committee (ARC)** – Mr. Chivinski reported that the Committee is looking to streamline the permit process. Also looking at erosion and sediment control. New language will be developed and presented at a future Board meeting.

*Motion* by Scott Chivinski, seconded by Ryan Achenbach to approve Steve Kesselmeier as the Chair for ARC. Motion Carried by a 9 Yea 0 No Vote.

Mr. Lipp indicated four Member applicants are pending approval to ARC.

**LW Civic Association** – Mr. Larsen reported that Civic is selling LWPOA 50<sup>th</sup> Anniversary Fleece jackets at \$35 each. Civic members are in the process of planning Fall Fest to be held on October 3, 2020. Mr. Haggerty asked if Civic will be requesting additional funds available from the Board. Mr. Larsen indicated he would reach out to Civic officers regarding the matter.

**Lake Wynonah Workgroup on Communications** – Ms. Jones presented the official Lake Wynonah Facebook Page and a new and improved Lake Wynonah Website. After a lengthy discussion regarding how the Facebook page would work and the security of the page, the Board of Directors agreed to move forward with the Facebook page as well as the new website.

Ms. Jones provided a link to each Director for review of the Website. The board will have a table at Fall Fest to provide information to our Membership on the new Facebook Page and Website.

  
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*Motion* by Lisa Laudeman Jones, seconded by Frank Miller to approve Susan Hummel to the Lake Wynonah Workgroup on Communications. Motion Carried by a 9 Yea and 0 Nay Vote.

**Dam Committee** – Mr. Hardy had no update. He asked if any of the new Board Directors had any questions. Mr. Chivinski commented that he has been following the progress of the Dam monitoring and is pleased so far.

**Fish and Boat Group** – Mike Bordon reached out to the Board to determine if budgeted funds were available to restock the Lake rather than stock shiners. Reported Shiners seem to be reproducing well. The Board agreed to the restocking request.

**Lakes Committee** – Mr. Chivinski questioned a Director simultaneously being a Committee Chair and Board Liaison. Yes, Board Directors can play both roles.

**Lodge Committee** – Mr. Miller reported that the Lodge is not able to comply with the new Department of Health guidelines to open restaurants at 50% capacity. Mr. Miller also reported he will provide a timeline for the new sink installation.

**Marketing Committee** – The process for Trademark of the Lake Wynonah name continues. Marketing also requested funds to purchase magnets to sell to the membership.

*Motion* by Joe Haggerty, seconded by Frank Miller to approve \$2,435 in funds for the Marketing Committee to purchase Lake Wynonah heavy duty 5.5” round, UV Ink Magnets with the Princess Logo. Motion carried by a 9 Yea 0 Nay Vote.

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

Mr. Haggerty provided a PCMA 537 Plan Update. Wayne and South Manheim Townships have the updated plans which are being reviewed by their respective engineers. Both Townships have identified Plan issues. South Manheim plans to meet with its SEO on issues before sending issues on to Spotts, Stevens and McCoy Engineering for review. The Townships now want to have both water and sewer identified in the 537 Plan and have agreed to give the Lake Wynonah POA a seat at the discussion table moving forward with the 537 Plan.

Mr. Achenbach mentioned he had conversations with the SEO from South Manheim Township, Wayne Bowen, regarding properties suitable for holding tank conversions and reviewing the DEP requirement changes to determine if there are lessened restrictions which may reduce the number of holding tanks which will reduce the impact of the PCMA’s closing. Mr. Haggerty will prepare an update to Members for the October 2020 Newsletter. Mr. Haggerty also asked Mr. Achenbach about the availability of PCMA financial data since PCMA has not had meetings since February. Mr. Achenbach advised that PCMA was conducting business via email and he would look into this.

Mr. Haggerty reported the previously approved paving quote for Lenape access was only valid if the contractor was awarded all paving. Since RKL did not receive all paving work, their quote increased. Ronnie Folk was still honoring their original quote.

  
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**Motion** by Joe Haggerty, seconded by Frank Miller to move forward with Lenape Access Road paving by Ronnie Folk Paving at a price of \$13,300. Motion carried by a 9 Yea 0 Nay Vote.

Mr. Haggerty reported seven Members submitted resumes to serve on the new Finance Committee. The Committee Charter calls for two-year terms for two members and a one-year term for two members. Mr. Haggerty is recommending the following Members: Kate Reber, Ron Christman, Wayne Carney and Bob Harding.

**Motion** by Joe Haggerty, seconded by Troy Lipp to approve these Members pending membership review. Motion carried by a 9 Yea 0 Nay Vote.

Back up Security Boat – Tabled until next budget cycle. Mr. Haggerty to follow up with Blue Marsh Marina regarding possible rental

Back Gate Boulders – Maintenance reviewed the request to move the boulders and recommends not moving the boulders at this time. Mr. Miller recommended the Board consider additional lighting and a camera in the next budget.

### **NEW BUSINESS**

Committee/Group liaison selection was completed. Liaisons are:

Architectural Review Committee	Troy Lipp
Civic Association	Troy Lipp
Communications Committee (LWWC)	Lisa Laudeman Jones
Dam Committee	Richard Hardy
Finance Committee	Joe Haggerty
Fish and Boat Group	Bob Still
Lakes Committee	Scott Chivinski
Lodge Committee	Frank Miller
Marketing Committee	Ryan Achenbach

Deed Restriction Review Committee – Lisa Jones presented a draft Charter to be reviewed and discussed at future Board meetings.

The Executive Team will meet to review dates for Open Board of Director meetings and finalize with all Directors in the upcoming weeks.


### **NEXT BOARD WORKSHOP MEETING DATE**

The next meeting of the Lake Wynonah Board of Directors will be held on Monday, October 12, 2020, at 6:00 p.m.

### **ADJOURNMENT**

**Motion** by Joe Haggerty to adjourn the meeting at 9:50 p.m., seconded by Frank Miller. Motion carried by a 9 Yea and 0 No Vote.

Respectfully Submitted by:

  
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Lisa Laudeman Jones, Secretary

10-12-2020  
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Approval Date

September 14, 2020 Board Motion Page

**Motion** by Joe Haggerty, seconded by Frank Miller to approve the Minutes from the August 10, 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, Ron Larsen, Troy Lipp and Frank Miller

Director Votes – Nay

None

**Motion** by Troy Lipp, seconded by Frank Miller to approve the financial report through August 2020. Motion Carried by a 9 Yea 0 Nay Vote. August Financial Report is included with the Minutes.

Director Votes - Yea

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

Director Votes – Nay

None

**Motion** by Scott Chivinski, seconded by Ryan Achenbach to approve Steve Kesselmeier as the Chair for ARC. Motion Carried by a 9 Yea 0 No Vote.

Director Votes - Yea

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

Director Votes – Nay

None

**Motion** by Lisa Laudeman Jones, seconded by Frank Miller to approve Susan Hummel to the Lake Wynonah Workgroup on Communications. 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, Ron Larsen, Troy Lipp and Frank Miller

Director Votes – Nay

None

  
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