



**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 14th day of December 2020, at 6:00 p.m.

I. WELCOME AND CALL TO ORDER

Board President Bob Still called the meeting to order at 6:19 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; Debra Davis, Community Manager

III. PRESIDENT's REPORT

Mr. Still indicated this meeting would not include a President's report. The goal is to go through the many items on the agenda.

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

Mr. Still asked for a Motion to approve the Minutes as presented for the November 9, 2020, Board Workshop Meeting.

Motion by Joe Haggerty, seconded by Ronald K. Larsen to approve the Minutes from the October 12, 2020, Board Workshop and the October 17, 2020, Open Board Meeting.

Motion carried by a 9 Yea 0 Nay vote.

V. TREASURER's REPORT

Mr. Haggerty reported that the November financials were received however his review was not complete. Mr. Haggerty reported initial information indicates that operating income is \$10,000 better than planned. Mr. Haggerty will send completed financials out to Directors by the end of the week.

Mr. Haggerty reviewed the proposed Capital and Operating Budgets. Mr. Haggerty also reminded Board Liaisons that Committees would need to submit requests for distribution of funds from the Activity Fund.



Initials

Mr. Haggerty reviewed 23 delinquent accounts with balances under \$250. All accounts are for former Lake Wynonah property owners. Mr. Haggerty recommended the 23 accounts be approved for write off. Mr. Achenbach asked the age range of delinquent accounts and the timing for obtaining judgments.

Motion by Joe Haggerty, seconded by Scott Chivinski to write off \$1,862.27 of delinquent accounts. Motion carried by a 9 Yea 0 Nay vote.

Mr. Haggerty concluded his report indicating that the Finance Committee did a line by line review of the proposed 2021 Capital and Operating Budgets. The budgets were presented to the Directors during this meeting. Final Budgets will be presented to the Membership during the Open Board Meeting on Monday, January 18, 2021 at 7:00 p.m.

VI. COMMUNITY MANAGER's REPORT

Ms. Davis provided the Directors with her report for a two week period via email prior to this meeting.

VII. COMMITTEE/ GROUP REPORTS

Architectural Review Committee (ARC) – Mr. Achenbach reported that the Committee continues to work on permit approval. Mr. Achenbach also reported that one Member was notified by the Committee that straw and grass would need to be placed on the property in question in the spring of 2021.

LW Civic Association – Mr. Lipp reported that the Civic Association had elected officers for the 2021 year. Mr. Lipp thanked Director Larsen for his contribution in assisting with the Christmas events Civic will hold during December. Mr. Lipp reported that the Civic Trustees are preparing the audit and as of this report are still reconciling. Mr. Lipp will provide more detail once the audit is completed. Mr. Lipp reported that Civic made \$1,700 from the Food Truck events during 2020. Mr. Lipp advised the Civic Officers to consider only one monthly Food Truck Vendors in 2021.

Lake Wynonah Workgroup on Communications – Ms. Jones reported that the Committee continues to work on Website and Facebook improvements. Mr. Still suggested the picture used for the Board be replaced with a more Lake friendly photo. The Committee began a pilot project with the Civic Association regarding posts and communications between the Committees.

Ms. Jones also reported that the Committee has received information regarding the newsletter specific to advertising. Advertising options and rates will remain the same for 2021. The Committee is also working on an ad-on option for Website advertising. The Committee is in the process of developing an electronic version of the newsletter along with enhancements to the current newsletter and increased advertising.

Dam Committee – Mr. Hardy had no report at this time.



Initials

Finance Committee – Mr. Haggerty indicated that the Finance Committee reviewed the Capital and Operating Budgets presented during the Treasurer’s report (see above).

Fish and Boat Group – Mr. Still had no update from the Group.

Lakes Committee –Mr. Chivinski reported the Committee received positive feedback from the recent webinar on “Protecting our Lakes” presented by the Pennsylvania Lake Management Society. Mr. Haggerty suggested including this information at the upcoming Open Board Meeting. Mr. Chivinski suggested erosion and sediment become part of the permit process and also suggested consideration of a fee.

Lodge Committee – Mr. Miller had no update from the Committee.

Marketing Committee – Mr. Haggerty reported the Committee meets again in January 2021 and will focus on the Gold Star Certification available through Community Associations Institute. Mr. Haggerty indicated Gene McLain will take the lead with the project. If successful, the POA would have the designation of a Gold Star Community.

VIX. UNFINISHED BUSINESS

Mr. Haggerty reported that comments from South Manheim and Wayne Townships regarding the proposed 537 Plan from PCMA has been forwarded to the engineering firm. Mr. Achenbach mentioned that PCMA will conduct a virtual public meeting sometime in December.

Deed Restrictions Review Committee – no update.

Mr. Haggerty mentioned the Directors should review the Membership Handbook language related to signs during an election period. A discussion ensued and the decision was made for all Directors to consider options and this topic will be discussed in more detail at a future workshop.

Mr. Chivinski presented possible changes to the front entrance signage. Ms. Davis will work with Custom Graphics on pricing the proposed sign changes if available; information will be presented at the January Board Workshop.

Mr. Haggerty recommended holding off on a new vehicle lease as current rates are above the current lease rates. Mr. Haggerty recommended waiting until the lease expires in February 2021.

Mr. Chivinski presented options from Garland Communications regarding Back Gate access. After discussion, it was decided that this would be a good topic for the Safety and Security Committee to explore once the Committee is developed.

Virtual Meeting Administration. Mr. Still reported that the goal of the Board is to have information out to Members well in advance of the Open Meetings. It was suggested that a member from the Lake Wynonah Workgroup on Communications manage the discussion section of the meetings to allow all Board Directors to be available to respond to Members questions.



Initials

NEW BUSINESS

COVID-19 Considerations – Mr. Still asked Ms. Davis office operations were working with the recent process changes due to COVID. Ms. Davis indicated that the Business Office was conducting business via the vestibule with no issues. Discussion ensued regarding discontinuing Lodge rentals. If restrictions are extended, the Board will consider closing the Lodge to private events. All Civic events for December will be held outside. The upcoming Leap in the Lake event has been canceled.

The Directors discussed archiving old Community Documents on Connect. Ms. Davis will work with FSR to have current documents readily available for Members.

Mr. Haggerty presented the 2021 Aquatic Environmental Proposal for Treatments for Board approval. This would be same treatment done in 2020 and has been recommended by the Lake Committee. Cost of \$5,780.

Mr. Haggerty suggested an off-season Porta John be placed at B Dock.

Mr. Hardy suggested the Board consider lowering Fawn Lake for Maintenance of Bulkheads and Shore area. This process would need DEP approval. Mr. Achenbach asked what would be the benefit to lowering the lake. After discussion, it was decided the Board will present this topic during a future Open Board Meeting.

Mr. Larsen recommended the Board review the process and cost of the required resale certificate. Mr. Haggerty and Ms. Davis will look into options, including an option for this process to be completed by the POA and present information during a future Board Workshop.

Mr. Larsen mentioned that the Nominating Committee should be appointed directly after the August election. This topic will also be presented at a future Board Workshop.

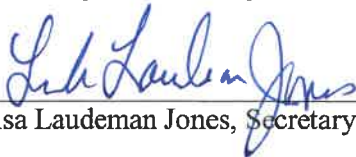
NEXT BOARD WORKSHOP MEETING DATE

Monday, January 11, 2021, at 6:00 p.m.

ADJOURNMENT

Motion by Joe Haggerty to adjourn the meeting at 8:55 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

December 14, 2020 Board Motion Page

Motion by Joe Haggerty, seconded by Ronald K. Larsen to approve the Minutes from the October 12, 2020, Board Workshop and the October 17, 2020, Open Board Meeting.

Motion carried by a 9 Yea 0 Nay vote.

Motion by Joe Haggerty, seconded by Scott Chivinski to write off \$1,862.27 of delinquent accounts. Motion carried by a 9 Yea 0 Nay vote.


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