



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

The Lake Wynonah Board of Directors held its monthly Workshop the 12th day of July, at 6:00 p.m.

I. WELCOME AND CALL TO ORDER

Board President Bob Still called the meeting to order at 6:10 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; Troy Lipp, Director; Frank Miller, Director; Rebekah Tolar, Director; and Debra Davis, Community Manager.

III. PRESIDENT'S REPORT

Mr. Still called the meeting to order and welcomed all Directors. Mr. Still updated the Directors regarding the Gold Star recognition event that he and Community Manager, Debra Davis attended. Mr. Still also indicated that representatives from FirstService Residential would like to meet with the Directors at an upcoming Board Meeting. After a brief discussion, it was decided that due to the upcoming election, the Directors would wait until the new Board was seated and meet with FSR representatives at that time.

Mr. Still submitted a draft Code of Conduct for Directors review. Directors are to submit suggestions/changes/additions, including social media and possible violation remedies, for the August 2021 Workshop meeting.

IV. APPROVAL OF THE MINUTES OF THE JUNE 2021 BOARD WORKSHOP

Mr. Still asked for a Motion to approve the Minutes as presented for the June 8, 2021, Board Workshop Meeting.

Motion by Scott Chivinski, seconded by Troy Lipp to approve the Minutes from the June 8, 2021 Workshop Meeting.

Motion carried by a 9 Yea 0 Nay vote.



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V. TREASURER's REPORT

Report is deferred for this meeting and will be provided to Directors once the financial reports are completed. Mr. Haggerty also reported that the annual audit is in process. Lettich and Zipay, CPA are conducting the audit which will include document testing. Results should be available within the next two weeks.

Mr. Haggerty included that the POA's liability insurance is up for renewal and out for bid. Quotes are pending results from DEP inspection of Lake Wynonah. Mr. Haggerty will present bids at August 9, 2021 Workshop meeting. Mr. Haggerty also disclosed that his son works for the current insurance broker and that the same broker will provide a quote for renewal.

Mr. Haggerty received preliminary quotes to develop a new access road at the Lodge. This road would be to exit the Lodge area only and would be utilized during Community Events. The ballpark quotes are: \$14,000 for the lot on Coyote and \$20,000 for the lot on Cherokee. Mr. Haggerty suggested the Directors visit both areas prior to asking contractor for a final quote. All were in agreement.

Mr. Haggerty motioned to write off \$1,015.05 in delinquent accounts. This amount is for approximately eight accounts for Members no longer living in the Community. Collection costs outweigh the return.

Motion by Joe Haggerty, seconded by Scott Chivinski to write off \$1,015.05 in delinquent accounts.

Motion carried by a 9 Yea 0 Nay vote.

VI. COMMUNITY MANAGER's REPORT

Ms. Davis reported that the Civic Association submitted an Event Form requesting to hold an evening pool party during Band Events held at the Grove. After a brief discussion regarding the safety of such an event, the requested was denied.

Ms. Davis briefed the Directors on incidents reported throughout the Community and all incidents were handled and resolved promptly by the Office Staff, Maintenance and/or Security personnel. Ms. Davis also indicated that requests were received to update the pool shower to provide additional privacy when in use, additional umbrellas and stands. She also indicated that a Member requested the Board look into additional shade options at the pool.

VI. COMMITTEE/ GROUP REPORTS

Deed Restrictions Review Committee – Mr. Achenbach reported that the Committee has reviewed the first two Deed Restrictions. The Committee is using Google Documents to track proposed changes. The Committee will also utilize Survey Monkey to send proposed changes to the Membership for comment.



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VII. COMMITTEE/ GROUP REPORTS, cont.

Safety & Security Committee – Mr. Lipp reported that the next meeting will be held on Friday, August 6, 2021.

Civic Committee – Ms. Tolar reported that the Lake Wynonah Civic Association is considering adding the Paddle Crawl event to its schedule for 2022. After a discussion concerning the event and Community safety, the decision was made to hold off any decision until the POA liability insurance is finalized and the POA determine any risk associated with turning this private event into a Community event.

VIX. UNFINISHED BUSINESS

Fishing Areas – Mr. Achenbach reported he has reached out to DEP regarding fishing on the dam. Mr. Achenbach provided pictures of the area to the Directors. Mr. Haggerty will also determine any liability risk with insurance carrier. Mr. Achenbach will present additional information to the Directors when he receives responses from the DEP representative.

Recording of Open Board Meetings – The May Open Board meeting and the recent Meet the Candidates Event were recorded. The Directors discussed posting the Open Meeting however, as two months have pasted and the Minutes are available, the decision was made not to post the recording.

The Meet the Candidates Event will be posted to the website in an audio-only version along with an audio/video version. Both options are password protected. The audio/video version is available via YouTube. The Communications Committee worked to have this available to the Members.

Code of Conduct – Mr. Still presented a draft document in his President's message.

Open Board Seat Vacancy Process – Ms. Jones suggested that the Directors consider creating a Bylaw change to reflect the recent Membership vote. Bylaw vote can also be distributed at the time the Deed Restrictions update vote would occur.

NEW BUSINESS

Lodge Cameras – Mr. Haggerty reported that the cameras outside the Lodge need replacement and are also outdated. To replace the cameras using Garland Communications, the cost to the POA would be \$13,000. Mr. Haggerty suggested the Directors consider purchasing Nest Security Cameras with a cost not to exceed \$2,500. Mr. Achenbach also mentioned there are many alternate camera options available.

Motion by Joe Haggerty, seconded by Frank Miller to purchase the Nest Security Camera System for the Lodge with cost not to exceed \$2,500.

Motion carried by a 9 Yea 0 Nay vote.


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NEW BUSINESS, cont.

Marina Tank Repairs – Mr. Haggerty reported that the Marina tank failed inspection. Estimates for the repair are between \$5,700 to \$15,624. Repairs need to be completed prior to the next inspection scheduled for January 2022. Mr. Haggerty made a motion to proceed with repairs to be completed by Professional Petroleum Company.

Motion by Joe Haggerty, seconded by Troy Lipp to approve contracting with Professional Petroleum Company for Marina Tank repairs at a cost between \$5,700 and \$15,624.
Motion carried by a 9 Yea 0 Nay vote.

After the motion, a brief discussion occurred and Mr. Hardy asked if anyone considered looking at the cost of a new tank prior to moving forward with repairs. The Directors suggested this happen prior to any repairs. Mr. Haggerty withdrew his motion to move forward with repairs.

Ski Slope Property Development – Mr. Haggerty presented a Resolution and Charter creating a committee to review and present to the BOD possible uses of the property.

Motion by Joe Haggerty, seconded by Lisa Jones to approve the Ski Slope Property Development Resolution and Charter creating the Ski Slope Property Development Committee.
Motion carried by a 9 Yea 0 Nay vote.


Schuylkill Chamber of Commerce Membership – Mr. Chivinski presented advantages for Directors' consideration to join the Schuylkill Chamber of Commerce. After a brief discussion of pros/cons, Ms. Tolar made a motion to join the Chamber at an annual cost of \$325.00.

Note: Mr. Chivinski recused himself from the vote as he disclosed his daughter-in-law works for the Chamber.

Motion by Rebekah Tolar, seconded by Richard Hardy for the Lake Wynonah Property Owners Association to join the Schuylkill Chamber of Commerce. Cost \$325 per year.
Motion carried by a 8 Yea 0 Nay vote with 1 recusal.

ROUNDTABLE DISCUSSION

Mr. Miller recommended the Directors consider creating a Pool Committee to run the pool, concessions and other events held at the pool. Mr. Miller also suggested looking at future security for G Dock.



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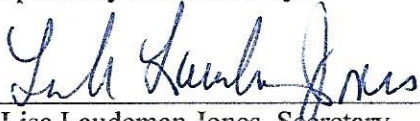
NEXT BOARD WORKSHOP MEETING DATE

Board Workshop Meeting Monday, August 9, 2021, at 6:00 p.m.
Annual Membership Meeting, Sunday, August 15, 2021, at 2:00 p.m.

ADJOURNMENT

Motion by Joe Haggerty to adjourn the meeting at 9:12 p.m., seconded by Richard Hardy.
Motion carried by a 9 Yea and 0 No vote.

Respectfully Submitted by:



Lisa Laudeman Jones, Secretary



Approval Date

July 12, 2021 Board Motion Page

Motion by Scott Chivinski, seconded by Troy Lipp to approve the Minutes from the June 8, 2021 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, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

Motion by Joe Haggerty, seconded by Scott Chivinski to write off \$1,015.05 in delinquent accounts.

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, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

Motion by Joe Haggerty, seconded by Frank Miller to purchase the Nest Security Camera System for the Lodge with cost not to exceed \$2,500.

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, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None



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Motion by Joe Haggerty, seconded by Troy Lipp to approve contracting with Professional Petroleum Company for Marina Tank repairs at a cost between \$5,700 and \$15,624.

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, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes - Yea

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

Director Votes – Nay

None

NOTE: After additional discussion, Mr. Haggerty rescinded this motion to explore cost for a new tank.

Motion by Joe Haggerty, seconded by Lisa Jones to approve the Ski Slope Property Development Resolution and Charter creating the Skip Slope Property Development Committee.

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, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

Motion by Rebekah Tolar, seconded by Richard Hardy for the Lake Wynonah Property Owners Association to join the Schuylkill Chamber of Commerce. Cost \$325 per year.

Motion carried by a 8 Yea 0 Nay vote with 1 recusal.

Director Votes - Yea

Bob Still, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

Director Recusal

Scott Chivinski



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