



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

The Lake Wynonah Board of Directors held its monthly Workshop the 9<sup>th</sup> day of August, 2021, 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; Troy Lipp, Director; Frank Miller, Director; Rebekah Tolar, Director; and Debra Davis, Community Manager.

**III. PRESIDENT'S REPORT**

Mr. Still introduced Greg Malaska, Esq. who attending the Workshop to discuss the draft Code of Conduct document presented by Director Still during the July 12, 2021, Workshop meeting.

Mr. Malaska reviewed with the Directors suggested changes along with other issues he presented that should be included in a Code of Conduct document such as the fiduciary responsibility. Mr. Malaska suggested the Directors continue to work on the document and review information available from CAI to assist in the development of the Code of Conduct.

**IV. APPROVAL OF THE MINUTES OF THE JULY 2021 BOARD WORKSHOP**

Mr. Still asked for a Motion to approve the Minutes as presented for the July 12, 2021, Board Workshop Meeting.

*Motion* by Joe Haggerty, seconded by Ryan Achenbach to approve the Minutes from the July 12, 2021 Workshop Meeting.

Motion carried by a 9 Yea 0 Nay vote.

  
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V. **TREASURER's REPORT**

Mr. Haggerty reported that the financials are not completed. Mr. Haggerty reviewed the contribution to the Fish and Boat Group for the Trout Rodeo. Previous years, the Group received \$2,000 for this event. Mr. Haggerty indicated that \$1,600 is in the budget for this event, along with \$400 coming from the Activity Fund.

***Motion*** by Joe Haggerty, seconded by Richard Hardy to give \$2,000 to the Fish and Boat Group with \$1,600 coming from the Budget and \$400 from the Activity Fund.

Motion carried by a 9 Yea 0 Nay vote.

Mr. Haggerty presented a delinquency write-off request in the amount of \$1,864.00. This amount is due from a former Member that filed Bankruptcy. The POA was notified this Bankruptcy was Discharged.

***Motion*** by Joe Haggerty, seconded by Scott Chivinski to write off \$1,864.00 in delinquent accounts.

Motion carried by a 9 Yea 0 Nay vote.

Mr. Haggerty presented a request from the Lodge Committee for \$1,000 to help cover costs for Trivia Night, a DJ and a Karaoke event. Mr. Haggerty indicated we could give the Lodge Committee \$500 now and \$500 at a later date.

***Motion*** by Frank Miller, seconded by Joe Haggerty to give the Lodge Committee \$500 for Trivia Night, a DJ and a Karaoke event. The motion included an additional \$500 payment distributed at a later date.

Motion carried by a 9 Yea 0 Nay vote.

VI. **COMMUNITY MANAGER's REPORT**

Ms. Davis reported that a Member contacted her regarding the interest of the POA to purchase a property in the Community. Ms. Davis reported that the Member indicated the POA may be able to use the property as an amenity such as relocation of the Lodge to a lake front option. After discussion, the Directors will look into this option more and discuss at the September Workshop meeting.

Ms. Davis reported that the updates to the Membership Handbook are completed and the information will be sent to Members and posted on the Website and Connect. Ms. Davis also reported on vandalism in the Community, the Kayak launch area has been cleaned up, and other various clean-up projects.

Ms. Davis reported that the Maintenance Team continues to work to clean up a property on Navajo Drive. Ms. Davis also reported that the application for membership has been submitted to the Schuylkill Chamber of Commerce.

Mr. Still reviewed the recent notice from FirstService Resident on mask mandates. After discussion, the Directors decided that FSR staff should follow this direction and Members can use their personal preference regarding masks at the Business Office.

  
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## **VI. COMMITTEE/ GROUP REPORTS**

**Lakes Committee** – Mr. Chivinski reported that results from the recent water tests should be available in September 2021.

**Deed Restrictions Review Committee** – Mr. Achenbach reported that the recent survey on Deed Restriction changes yielded 211 participants with 6 comments submitted separately. The Committee will work on including comment sections in the next survey.

**DAM Committee Update** – Mr. Hardy reported that the current Dam Safety Inspector has retired. New inspector has been assigned. Mr. Hardy also reported that the new report on the Dam is now available and will be filed in the Business Office. Mr. Hardy reported he continues to gather and maintain data for the Dam.

**Finance Committee** – Mr. Haggerty reported the Committee reviewed the insurance renewals which yielded a substantial increase in rates for coverage, including the Umbrella policies. Mr. Haggerty discussed the effect of inflation on the 3% Dues cap. Mr. Haggerty indicated with the current rate of inflation, the POA may need to consider an increase to the Dues for extra lots. Mr. Haggerty indicated that the extra lot fee was not included with the last Dues increase.

**Communications Committee** – Ms. Jones reported that the Committee is working on new options for advertising and will have an update for the October 2021 Workshop meeting.

**Safety & Security Committee** – Mr. Lipp reported that the Committee met on Friday, August 6, 2021. Mr. Still reported that he attended the meeting to thank the Committee members for their work. Directors discussed current security issues within the Community and asked the Safety and Security Committee to meet with Allied Universal Security to work toward improved relations and better security.

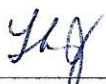
## **VIX. UNFINISHED BUSINESS**

**Recording of Open Board Meetings** – The Directors discussed the continued use of recording meetings to be available to Members until the Directors approve Board Meeting Minutes. The Annual Membership Meeting will also be recorded. Video/Audio versions will be available on the LWPOA Website.

**Lodge Camera Update** – Ms. Davis and Mr. Haggerty reported they continue to work with the Safety and Security Committee on new cameras which includes obtaining best pricing.

**Marina Tank Repairs** – Ms. Davis reported she continues to work on pricing for replacement and repair.

**Lodge Exit Road** – Mr. Haggerty reported that he continues to work with a contractor to look at best road options and cost for this additional exit road to help with traffic during LWPOA events.

  
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## NEW BUSINESS

**Guide Rail Installation** – Mr. Haggerty presented a quote from William Bohr & Sons for guide rail installation at three locations, Running Deer and Wynonah toward the East Gate, Lone Star and Wynonah by B Dock, and access from Miller's Road off route 183. Price \$9,061.00.

Mr. Lipp suggested additional boulders be placed on LWPOA property off Miller's Road to help prevent access. Mr. Lipp also suggested the LWPOA install additional guide rails at that location.

**Motion** by Joe Haggerty, seconded by Frank Miller to purchase and install additional guide rails along Running Deer and Wynonah toward the East Gate, Lone Star and Wynonah by B Dock and Miller's Road off Route 183 for \$9,061.00.

Motion carried by a 9 Yea 0 Nay vote.

**Foil Boards** – Directors discussed allowing Members use of Foil Boards on Lake Wynonah and Fawn Lake. Members must have proper PA State registration, insurance and LWPOA Sticker to operate Foil Boards.

**ATV License Checks** – Mr. Haggerty discussed his concern related to speeding on Lake roads, specifically ATV traffic. Mr. Haggerty is concerned that those under age 16 may be driving ATV's throughout the community. An upcoming email from the Business Office will include a reminder on LWPOA rules for driving such vehicles. The Safety and Security Committee will be asked to look into this for Community safety.

## ROUNDTABLE DISCUSSION

Mr. Lipp mentioned the sign board located at the East Gate needs to be updated with current information.

Mr. Still mentioned he enjoyed his time serving the Community as a Board Director and thanked all Directors for serving.


## NEXT BOARD WORKSHOP MEETING DATE


Open Board Meeting Tuesday, September 14, 2021, at 6:00 p.m.

## ADJOURNMENT

**Motion** by Ryan Achenbach to adjourn the meeting at 9:30 p.m., seconded by Rebekah Tolar. Motion carried by a 9 Yea and 0 No vote.

Respectfully Submitted by:

  
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Lisa Laudeman Jones, Secretary

  
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Approval Date

August 9, 2021 Board Motion Page

***Motion*** by Joe Haggerty, seconded by Ryan Achenbach to approve the Minutes from the July 12, 2021 Workshop Meeting.

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 Richard Hardy to give \$2,000 to the Fish and Boat Group with \$1,600 coming from the Budget and \$400 from the Activity Fund.

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 \$1,864.00 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

  
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***Motion*** by Frank Miller, seconded by Joe Haggerty to give the Lodge Committee \$500 for Trivia Night, a DJ and a Karaoke event. The motion included an additional \$500 payment distributed at a later date.

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 and install additional guide rails along Running Deer and Wynonah toward the East Gate, Lone Star and Wynonah by B Dock and Miller's Road off Route 183 for \$9,061.00.

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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