



**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 8th day of March, at 6:00 p.m.

I. WELCOME AND CALL TO ORDER

Board President Bob Still called the meeting to order at 6:06 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; and Frank Miller, Director; Debra Davis, Community Manager

III. PRESIDENT's REPORT

Mr. Still deferred opening remarks due to the numerous items under Unfinished and New Business to allow the Directors time to address all topics.

IV. APPROVAL OF THE MINUTES OF THE FEBRUARY 2021 BOARD WORKSHOP AND OPEN MEETING

Mr. Still asked for a Motion to approve the Minutes as presented for the February 8, 2021, Board Workshop Meeting. Ms. Davis had a revision to the Dam Safety Management Plan.

Motion by Joe Haggerty, seconded by Troy Lipp to approve the Minutes from the February 8, 2021, with revisions identified.

Motion carried by a 9 Yea 0 Nay vote.

V. TREASURER's REPORT

Mr. Haggerty reported that the January financials were not complete and reported they should be completed by March 15, 2021. Mr. Haggerty indicated he would present the current financial status along with the Budget during the upcoming Open Board Meeting on March 20, 2021.

VI. COMMUNITY MANAGER's REPORT

Ms. Davis provided the Directors with her report for a two week period via email prior to this meeting. Ms. Davis reported there will be a rental vehicle to replace the Prius until repairs are completed from the recent accident. Ms. Davis also reported that Mike Borden from the Fish and Boat Group asked about conducting in-person committee meetings and the status of the upcoming rodeo. Mr. Still indicated the rodeo should be fine as it is held outdoors but would like direction from DHS prior to moving forward. All COVID-19 guidelines for the Office would need to be followed for in-person meetings.



Initials

Ms. Davis also reported that the maximum number of docks has been reached and that we will look into the possibility of another Kayak Rack.

VII. COMMITTEE/ GROUP REPORTS

Due to the number of other business items on the agenda, Committee/Group reports were deferred.

Mr. Hardy reported that the Dam Committee and Maintenance will continue to monitor water levels in Lake Wynonah.

Mr. Lipp reported a revision to the amount of money Civic made from Food Trucks during 2020. In the December 2021 workshop minutes, it was reported that Civic made \$1,700. The correct amount is \$2,028. Mr. Lipp also reported that Food Trucks will be at the main entrance through April and then move to the Grove area with added trucks and possible craft vendors.

VIX. UNFINISHED BUSINESS

PCMA 537 Plan Update - Mr. Haggerty reported that the solicitors for Wayne Township and South Manheim Township have submitted their 537 Plan comments to the engineers. Both townships have requested that PCMA have a transition plan in place with the 537 Plan.

Deed Restrictions Review Committee – Final Draft Resolution and Charter reviewed and will be presented for Board approval during the upcoming Open Board Meeting on March 20, 2021. Once adopted, the POA will solicit member participation to work under the direction of the new Charter.

Safety and Security Committee – A proposal to establish the Safety and Security Committee will be presented during the upcoming Open Board Meeting on March 20, 2021. Committee will interface with Allied, Management and the POA Board of Directors.

Community Entrance Signs – Mr. Chivinski indicated the signs are ordered. Total signs are 2 for the Main Entrance, 2 at the Security building and 1 sign between the entrance and security. Mr. Chivinski to attend the upcoming Civic meeting to present option for Community Service hours for the youth of the Community.

Resale Certificate – Mr. Haggerty indicated the Resale Certificate is about 350 pages and may be an administrative burden for the POA to assume handling. Mr. Haggerty will present an outline of items included in the certificate for Board consideration during the April workshop.

Sediment and Erosion – Mr. Chivinski recommended that any project requiring the earth to be excavated needs to include E&S provisions. Refundable \$1,000 deposit for E&S will be required. Updates will need to be made to the ARC permit and process along with the Membership Handbook. Mr. Chivinsky recommended that E&S go on every permit and ARC would decide if needed for the property. Mr. Achenbach asked what will be the size and guidelines for ARC to follow. Mr. Chivinski indicated fee would be for new home projects and/or additions.



Initials

Security Cameras Back Gate – Mr. Miller reported that he and security looked at the cameras and determined they are older cameras and requested that Security and Management determine number of cameras needed in the area and request price quotes.

COVID-19 Update – No change to current operating process.

Boating Safety Measures – Mr. Chivinski presented a proposal from the Lakes Committee to improve boating safety in the Community for the 2021 season. Lakes Committee is developing education materials and videos to help Members and Guests understand and follow PA Fish and Boat Commission and LWPOA boating rules. The Board of Directors will also look at increased security during peak boating times by reaching out to local fire departments and others to assist with security.

Code of Conduct – Mr. Achenbach asked the status of the Code of Conduct that was noted in the November 2020 Workshop minutes to be completed for the Board. Mr. Still indicated he is still working on this and has samples from the Community Association Institute (CAI) and will continue to work on this until a draft is ready to present to the Directors.

NEW BUSINESS

Open Director Seat – Directors finalized the Community survey. Testing will happen by completing the survey and determining that results are calculating properly in Survey Monkey. The purpose of the Member survey will be presented to the Membership during the upcoming Open Board Meeting on March 20, 2021. After testing is completed and test results confirmed, the survey will be sent, via email, to the Membership.

Recording Open Board Meetings – Mr. Achenbach presented the option of recording Open Board meetings that would be posted on the Lake Wynonah website. Members unable to attend the meeting would be able to review the recording at a later date. After discussion, it was determined to the Board would request guidance from legal counsel on this topic.

Member Updates – Mr. Achenbach made the recommendation that the Directors consider more request updates to the Membership. Selection of 2-3 major items the Board is working on to be posted on Facebook, included in Office email blasts and available on the Lake Wynonah website. A majority of the Directors agreed to trying to provide more frequent updates to Members.

Wake Surfing – Mr. Achenbach presented a Member request for consideration of Wake Surfing. This is not something the Directors felt can be done.

LW Ski Slope Property – Members have requested that the Board consider developing the unused Lake Wynonah Ski Slope Property. After discussion, it was decided that the Directors would visit the property and determine if development is possible. If so, the recommendation is to create a Committee to review options and present to the Board of Directors for consideration.

During a roundtable discussion, Mr. Still indicated that Civic has requested to add an Ice Cream and Italian Ice Truck at the pool during pool hours. Civic also requested an additional Porta John be placed at the pool area along with extending the pool hours. The Directors had no concerns approving the request. Mr. Achenbach will look into the possibly to sell bags of ice at the Marina, also a request from Civic.


Initials

Mr. Miller indicated that the Lodge Committee began tentative reopening plans. Mr. Miller also included the Lodge Committee would a communication to the Directors outlining issues that may prevent opening. A manager is needed for the Lodge and the Committee has requested the Board consider absorbing that salary. Directors agreed to consider this option and will wait for the full proposal from the Lodge Committee.

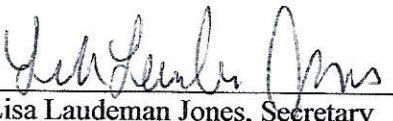
NEXT BOARD WORKSHOP MEETING DATE

Monday, April 12, 2021 at 6:00 p.m.

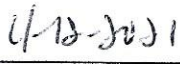
ADJOURNMENT

Motion by Joe Haggerty to adjourn the meeting at 8:37 p.m., seconded by Scott Chivinski.
Motion carried by a 8 Yea and 0 No vote.

Respectfully Submitted by:



Lisa Laudeman Jones, Secretary



Approval Date

March 8, 2021 Board Motion Page

None