



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

The Lake Wynonah Board of Directors held its quarterly Open Meeting via Zoom platform on the 20<sup>th</sup> day of March 2021, at 10:00 a.m.

**I. WELCOME AND CALL TO ORDER**

Board Vice President, Scott Chivinski welcomed all Members and called the meeting to order at 10:03 a.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  
Also Present: Debra Davis, Community Manager  
Absent - Joshua Personette, Interim Security Supervisor

**III. MOTION TO APPROVE NEW MEMBERS**

Mr. Chivinski asked for a motion to approve the new Member list as presented in the agenda.

Lot #2556 – Member asked for clarification on missing Lot numbers from the January 2021 Open Board meeting. It was explained to the Member that his concern was reviewed and reported accurately with an updated motion which was reported in the January 2021 Meeting Minutes.

*Motion* by Richard Hardy, seconded by Joe Haggerty to approve the new Members as presented. Motion carried by a 8 Yea 0 Nay vote.

**IV. PRESIDENT'S REPORT**

Mr. Chivinski introduced Geno McLain from the Lake Wynonah Marketing Committee to introduce to the Members the CAI Gold Star Community status obtained by Lake Wynonah. Mr. McLain explained the POA applied for this status in previous years and was turned down due to reserve concerns as CAI evaluates fiscal, physical and technical strengths of a Community. The status underscores that Lake Wynonah follows best standards of the CAI. It is a positive statement about Lake Wynonah's quality of life.

  
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**V. TREASURER's REPORT**

Mr. Haggerty presented the February 2021 Financials along with the 2021 Budget for approval. The Power Point presentation is included with these minutes.

*Motion* Joe Haggerty, seconded by Frank Miller to approve the FY2021 budgets as presented. The Operating Budget has revenues of \$2,168,893 and expenses of \$1,395,584 and income, before reserve contributions of \$773,310. The Capital Spending Budget is \$58,250 and the Repair & Replacement Spending Budget is \$287,675.

**VI. COMMUNITY MANAGER's REPORT**

Ms. Davis reported that the boat dock switch list is completed, and the waitlist is coming to an end. The Emergency Action Plan for both Dams have been submitted to PEMA, we are waiting on a final approval. Coupon Booklets have been processed and Members started receiving them. Ms. Davis reminded Members who use Click N Pay through First Service Residential will not receive payment booklets.

Ms. Davis reported that the office is working on Boat and Rec stickers by processing sticker payments for Members wanting to pre-pay. Those stickers can be picked up in the Office beginning April 1, 2021.

Ms. Davis reported that the PLCB license for the Lodge has been renewed, which is currently in Safe Keeping. A new light has been installed below the Maintenance Building by the boat storage area. Many trees have been trimmed throughout the Community and the valve on the Dam was closed February 1, 2021. Ms. Davis also reported that the ice at the Dam was broken numerous times to alleviate problems with ice. The Maria Dock has been installed. Ms. Davis also reported that the Dive Team has conducted numerous practice session on our water testing their processes.

**VII. SECURITY REPORT**

Mr. Personette did not attend the Open Board Meeting. Security's report is included with the minutes.

**VIII. COMMITTEE/ GROUP REPORTS**

**LW Civic Association** – Mr. Lipp reported the Civic Association continues to plan events for the Community. Easter Egg Hunt will be held on April 3, 2021 at the Lodge. Mr. Lipp encouraged Members to visit the Food Trucks as Civic receives a portion of the sales to help support Community events. Mr. Lipp reported that there will be Food Trucks and Ice Cream/Italian Ice Trucks at the Lodge during the summer months.

  
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**Lake Wynonah Workgroup on Communications** – Ms. Jones reported the Committee continues to make improvements to the Lake Wynonah Website. Advertising opportunities are now available. Previous Business and Realtor advertisers will be contacted first with expansion plans in place to increase advertising on our website. Business/Realtors with a company website will link directly through the Lake Wynonah site making access easier for Members. A classified page is also available for Lake Wynonah Members providing services and/or selling items.

Ms. Jones also reported that anyone interested in advertising opportunities should contact Paul Lund, the Business Office or reach out to her directly.

**Lodge Committee** – Mr. Miller reported that the Lodge Committee continues to work on a reopening plan and has requested financial assistance from the POA Board. Mr. Miller explained the requirements for opening at 75% capacity indicating much work would be needed to do so.

Mr. Miller also mentioned that the liquor license for the Lodge is not the same as a restaurant, the Lodge has a Club License. Mr. Miller reported that PLCB can inspect the Lodge at any time putting the Lodge and Mr. Miller at risk to be cited for not properly following COVID-19 protocols.

Mr. Miller thanked John Verno, the Lodge Committee Chair and all committee members. He also thanked Members that have volunteered to help at the Lodge.

Mr. Still thanked Mr. Miller for his good explanation of the current Lodge situation and told Members the Board is focused on the reopening.


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

**PCMA** - Mr. Haggerty updated Members on the PCMA 537 Plan. Mr. Haggerty indicated the Plan is almost complete and could be posted in the Republican Herald Newspaper shortly for comment. The required comment period is 60 days. PCMA is required to respond to comments received. When the comment period is closed, PCMA will submit the 537 Plan to DEP for approval.

Mr. Haggerty encouraged Members to attend the upcoming virtual PMCA meeting on April 20, 2021 as the transition plan for hauling will be discussed. Mr. Haggerty mentioned the PennVest loan program to Members with Hold Tanks interested in converting to Septic Tanks. Mr. Haggerty indicated the PennVest program is available to assist property owners with low interest loans switch from holding tanks to On-Site Systems. PCMA can provide additional info to interested members.

Mr. Achenbach also recommended Members attend the next PCMA meeting. Mr. Hardy mentioned the concern regarding holding tanks being emptied in a timely manner and about steep driveways in the POA.

**Deed Restrictions Review Committee** – The Charter for the Committee was finalized during the March Board Workshop and presented at the meeting for adoption.

  
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Initials

Mr. Haggerty indicated the Board was seeking volunteers for the Committee. The application and Charter are available on the Lake Wynonah Website, Connect and from the Business Office. Members interested in serving on the Committee should submit an application for consideration.

Mr. Miller suggested that Members that already submitted the previous version of the application should not need to reapply. The Board will contact those Members to determine if they are still interested in serving on the Committee.

**Motion** by Joe Haggerty, seconded by Bob Still to approve the Deed Restrictions Review Committee Charter as presented.

Motion carried by a 8 Yea 0 Nay vote

**ARC Permit Update/Sediment and Erosion** – Mr. Chivinski indicated that a page has been added to the ARC Permit for Sediment and Erosion. The new process is in place to protect Lake Wynonah Lakes. A deposit will be required for larger projects.

Mr. Still thanked Mr. Chivinski for his work on the new Sediment and Erosion requirements and mentioned that Mr. Chivinski, Mr. Still and Deb Davis have met with property owners on and off the lake to ensure projects are completed properly.

**Safety and Security Committee** – Mr. Still reported the Board will create a Safety and Security Committee. Once the application is prepared, Members will be solicited to volunteer for this Committee.

**Motion** by Bob Still, seconded by Joe Haggerty to approve the creation of the Safety and Security Committee and adopt the newly drafted Charter as written.

Motion carried by a 8 Yea 0 Nay vote

**NOTE: The motion is rescinded as the document was not included as part of the Member packet for this meeting. The Directors will review this Committee Charter at the May 10, 2021 Workshop and present the Charter during the May 17, 2021 Open Board Meeting.**

## **NEW BUSINESS**

### **Boating Safety Measures 2021 – Presentation by Michele Roman from the Lakes Committee**

Ms. Roman presented the new Lakes Committee campaign “Share the Lakes” to the Board of Directors and Members.

The campaign is designed to heighten safety on our Lakes. Share the Lakes includes swimmers, fishers, boating and all water activity. Purpose is to improve the safety for all and improve relations between Members and Security monitoring our Lakes.

Ms. Roman indicated that education is key. The goal is to provide new Members and Guests with Boat Safety rules. Distribute rules to Members at the same time stickers are distributed. Hire qualified/trained security personnel and potentially extend marina hours, extend the boating season, and give-a-ways. Ms. Roman also indicated that the Lakes Committee is looking at what they may do once COVID-19 restrictions are lifted including food and music at the Marina.



Initials



Mr. Still thanked Ms. Roman and the Lakes Committee for the presentation. He also emphasized to Members that there is a rule indicating that property owners with more than 2 watercraft may only have 2 watercraft out at one time.

Mr. Haggerty mentioned that the POA is looking to purchase a backup security boat. Any Members selling their boat should contact the Business Office as the POA may be interested in purchasing the boat.

#### **NEXT OPEN BOARD MEETING DATE**

Monday, May 17, at 7:00 p.m. via Zoom Platform.

#### **OPEN FORUM**

Lot #1471 – Added to Civic report that Food Trucks are at the Lodge and will not be at the Big Catch. Food Trucks, Ice Cream Trucks and Italian Water Ice Trucks will be at the Lodge the first weekend of each month and there will also be craft tables.

Lot #2556 – Thanked Mr. Haggerty and Mr. Hardy for the good job they were doing by attending all the PCMA meetings and keeping Members informed.

Member asked about concerns with the new member list from previous Open Board meeting as a sale of a lot was not changed in parcel locator. Member indicated that specific property is not on the current list for this meeting.

Ms. Davis, the POA Community Manager explained that the Member's concern from the January Open Meeting was addressed immediately after that meeting. She explained to the Member the sale went through with all the lots, however it wasn't changed on County Parcel Locator. An explanation of this conversation and clarification was given to the Board and the Motion and acceptance as reflected in the January meeting minutes.

Member also indicated regarding rules for boating/spotters; as a member of the Appeals Committee the POA has no rules for spotters and suggested the POA develop such regulations.

Lot #2620 – Member suggested that the Appeals Committee draft spotter language for Board consideration. Member asked what changes were made to the new Deed Restrictions Review Committee application and if the application was available on Connect. Ms. Davis indicated the only change was to the date the applications were due.

Member also inquired as to why February WS Minutes were on the website and not Connect. The minutes will be posted to Connect shortly.

  
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Initials

Member and Mr. Still had a conversation regarding Mr. Still's appointment to the Lake Wynonah Board of Directors. Mr. Still indicated that prior vacancies were handled by Members submitting applications and that Mr. Still recalled having an interview prior to his appointment. Member disagreed. Mr. Still mentioned the point he was trying to make is that vacancies were handled differently each time a vacancy occurred.

Lot #1041 – Member indicated he appreciates all the efforts of the Board Directors. Asked when the vacancy survey would be distributed to Members and due date. Asked why the survey was not done in January or February as the Director resigned in January.

The Directors explained the different views of the Directors and the goal is to have input from the Membership and provide a clearer direction to fill vacancies for future Boards. Survey to be distributed shortly.

Lot #1055 – Explained he was a new Member and asked if there are any exceptions to the new Sediment and Erosion procedure such as for construction on a house. Mr. Chivinski replied the new policy is only for ground excavation. Ms. Davis mentioned that other fees/permits may apply and it is a good idea to check with the Business Office for fees/permits. Member also asked about filling a Director seat.

Lot #2138 – Appeals issue. Member mentioned that perhaps Security should consider warnings prior to sending a citation. Indicated Security could use discretion but certainly issue a citation if obvious violation.

#### **ADJOURNMENT**

**Motion** by Joe Haggerty, seconded by Frank Miller to adjourn the meeting at 11:36 a.m., seconded by Lisa Jones. Motion carried by an 8 Yea and 0 No vote.

Respectfully Submitted by:



Lisa Laudeman Jones, Secretary



Approval Date

March 20, 2021 Open Board Motion Page

**Motion** by Richard Hardy, seconded by Joe Haggerty to approve the new Members as presented.  
Motion carried by a 8 Yea 0 Nay vote.

Director Votes - Yea

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

Director Votes – Nay

None

**Motion** Joe Haggerty, seconded by Frank Miller to approve the FY2021 budgets as presented.  
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before reserve contributions of \$773,310. The Capital Spending Budget is \$58,250 and the  
Repair & Replacement Spending Budget is \$287,675.

Director Votes via Email - Yea

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

Director Votes – Nay

None

**Motion** by Joe Haggerty, seconded by Bob Still to approve the Deed Restrictions Review  
Committee Charter as presented.  
Motion carried by a 8 Yea 0 Nay vote

Director Votes via Email - Yea

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

Director Votes – Nay

None

  
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