



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

The Lake Wynonah Board of Directors held its monthly Workshop the 9th day of November 2021, at 6:00 p.m.

WELCOME AND CALL TO ORDER

Board President Lisa Laudeman Jones called the meeting to order at 6:05 p.m.

ROLL CALL

Present: Lisa Laudeman Jones, President; Troy Lipp, Vice President; Mike Flynn, Treasurer; Ryan Achenbach, Secretary. Directors: Richard Hardy, Frank Miller, Rebekah Tolar, Scott Chivinski, Joe Haggerty. David Readinger, FSR Pennsylvania Regional Director of the Condo and HOA Division attended via Zoom (filling in for current lack of a Community Manager).

POOL COMMITTEE PRESENTATION

Member Michele Roman presented her ideas regarding the formation of a pool committee to manage all responsibilities and resources of the community pool. This included the role of a manager and also expanded ideas about the pool to include: necessary budget items, equipment needed by the on site lifeguards, expanded responsibilities of including marina staffing management, etc. Round table discussion was had between Ms. Roman and the Directors and David Readinger, and this committee will be a future consideration by the Board.

PRESIDENT'S REPORT

Ms. Jones's report focused on a discussion of a septic variance for a Member. This discussion followed up a prior Zoom meeting with the SEOs of Wayne and South Manheim Township which discussed the safety and efficiency of placing a septic system within the 60'-0" setback requirement for such a system in the LW Deed Restrictions. The discussion concluded the best measure was to refer the issue to LWPOA's legal counsel for interpretation and advice.

TREASURER'S REPORT

Mr. Flynn reported that he successfully switched some of the POA electrical accounts to Verde Energy for a lower rate.

Mr. Flynn also presented several motions for write offs to include:

- **Motion** by Mike Flynn, seconded by Joe Haggerty, to write off the amount of \$5,656.03. as the property was sold at a Repository Tax Sale on July7, 2021, which means it was sold free and clear of our lien. It is unlikely the LWPOA will be able to recover it and it would be expensive to make the attempt. Motion carried by all present.
- **Motion** by Mike Flynn, seconded by Frank Miller, to write off the remaining balance amount of \$300 on a lot that had sold on 9/21. Motion carried by all present.

- **Motion** by Mike Flynn, seconded by Joe Haggerty, to write off \$1,221.10 remaining on a property that was sold at tax sale, due to the fact that it would cost us more in legal expenses than the recovery, Mr. Flynn recommended we write off the balance.

COMMUNITY MANAGER's REPORT

David Readinger reported on various repairs made to LWPOA equipment including: heating system servicing at the Office, ice machine servicing (servicing and cleaning) at the Lodge, and servicing of the front gate system by Garland Communications.

COMMITTEE/ GROUP REPORTS

Ski Slope Committee: Board liaison Mike Flynn reported on ideas received via email for use of the ski slope.

- **Motion** by Frank Miller, seconded by Troy Lipp, to mark the boundaries of the ski slope land with "purple blaze" no trespassing markings. Motion carried by all present.

Security Committee: Board liaison Troy Lipp reported the committee established a rating system for the security company RFP's that were received. He also reported that several walk through tours were scheduled with some of the potential security company bidders. A discussion occurred on the possibility of moving the neighborhood to all electronic entry in the neighborhood since many communities use this kind of system and not manned structures such as our POA "guard shack".

UNFINISHED BUSINESS

MS. Jones spoke with Geno McClain, chair of the Nominating Committee, about the nominating process. He reported that the committee has evaluated the duties of the committee and is also doing a process analysis and he will attend the December workshop meeting.

The Board endorsed the Code of Conduct which was presented at the October open meeting. Board liaisons will be taking the Code to their respective committees.

NEW BUSINESS

The Board discussed the following new business items:

- sexual harassment policy draft, a document adopted at most companies
- possibility of adding a maintenance liaison
- requested David Readinger review how our community is managed compared to other FSR managed properties (duties of the Community Manager, etc.)
- progress of a new stop sign at the front gate
- Finance Committee appointment, discussion to create a community standard: **Motion** - Motion by Mike Flynn, seconded by Scott Chivinski, to appoint Members to the committee. Motion carried 7-1 (Troy Lipp absent)
- discussion of an invoice received from WJP Engineering for services rendered since 2014
- discussion on replacing the maintenance overhead doors with new insulated ones, including openers.

NEXT BOARD WORKSHOP MEETING DATE

Workshop Meeting Tuesday, December 14, 2021, at 6:00 p.m.

ADJOURNMENT

Motion by Mike Flynn, seconded by Scott Chivinski, to adjourn the meeting at approximately 8:45pm.
Motion carried by all present.

Respectfully Submitted by:



Ryan Achenbach, Secretary



Approval Date

November 9, 2021 Board Motion Page

Motion by Mike Flynn, seconded by Joe Haggerty, to write off the amount of \$5,656.03 Motion carried by all.

Director Votes - Yea

Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes – Nay

None

Motion by Mike Flynn, seconded by Frank Miller, to write off the remaining balance amount of \$300 on a lot that had sold on 9/21. Motion carried by all present.

Director Votes - Yea

Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes – Nay

None

Motion by Mike Flynn, seconded by Joe Haggerty, to write off \$1,221.10 remaining on a property that was sold at tax sale.

Director Votes - Yea

Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes – Nay

None

Motion by Frank Miller, seconded by Troy Lipp, to mark the boundaries of the ski slope land with “purple blaze” no trespassing markings. Motion carried by all.

Director Votes - Yea

Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes – Nay

None

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Director Votes - Yea

Lisa Laudeman Jones, Mike Flynn, Ryan Achenbach, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes – Nay

None