



**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 16th day of October 2021, at 10:00 a.m.

WELCOME AND CALL TO ORDER

Board President, Lisa Laudeman Jones welcomed all Members and called the meeting to order at 10:06 a.m.

ROLL CALL

Present: Lisa Laudeman Jones, President; Troy Lipp, Vice President; Ryan Achenbach; Secretary; Mike Flynn, Treasurer; Directors; Richard Hardy, Joe Haggerty, Scott Chivinski, Rebekah Tolar, Frank Miller

MOTION TO APPROVE NEW MEMBERS

Lisa Laudeman Jones asked for a motion to approve the new Member list as presented in the agenda.

Motion by Scott Chivinski, seconded by Frank Miller to approve the new Members as presented. Motion carried by all.

PRESIDENT'S REPORT

Lisa Laudeman Jones discussed the Deed Restriction Review Committee and the importance of Member feedback through the surveys that are sent to the Membership. Membership response to the survey for the first (2) deed restriction edits were very limited.

TREASURER'S REPORT

Mr. Flynn presented the September 2021 financials which included budget, expenses, reserves, etc.

Lot 2556 – asked a question on dam reserve amounts

ELECTION PRESENTATION – JAN DUNKLING

Jan Dunkling presented the process by how election ballots are collected and counted. This included going over the ballot counting sheets, etc. that were shared via the Zoom platform.

Lot 1471 – Question on the process if there is a tie, Jan responded that a tie would be taken to the Board of Directors.

Lot 562 – Question on the number of write-in votes allowed, Jan explained the current allowable number of write in votes which was votes for the (3) candidates running and (1) allowable write

in vote. At this time multiple write in votes would be an invalid ballot. Joe Haggerty reiterated that the Bylaws currently restrict write-in votes to (1) per Member.

COMMITTEE/ GROUP REPORTS

Security Committee - Troy Lipp Board liaison for the committee, provided an update which included:

- difficulties Security has faced lately with high turnover, including supervisor positions, but all positions are finally filled
- Ted Hafer, chair of the committee, spent some time in house with the new Security force to go over and review daily operation expectations, etc.
- the current process of the Security Committee evaluating bids to fulfill the security company role
- evaluating needs for new cameras at the front and back gate
- importance for Members to send any questions/comments through Communication Forms
- brief overview of recent criminal activity in the neighborhood and what the community can best do in response: lock doors/windows/vehicles, look out for neighbors, etc.

Ted Hafer, chair of the committee, added additional comments to Troy's list of updates.

Lot 1471 – Questions/comments in regards to the lack of communication from the Board/Office in regards to the burglary incidents

Lot 562 – Questioned what is the frequency of practice for the adopted Crisis Protocol. Lisa Laudeman Jones responded that the Safety and Security Committee is reviewing and implementing that within their duties.

Lot 221 – Zoom comment indicating frustration with the lack of communication during the burglary incidents

Ted Hafer offered comments on the limits of communication that occur between Lake Wynonah (Security, Security Committee) and the PA State Police during an incident investigation. Lisa Laudeman Jones added to these comments that the Board limits communication to when the PA State Police asks the Board to present information to the Membership. Troy Lipp added additional comments on how a typical police investigation occurs. Lisa Laudeman Jones concluded the comments by stating the Board will review the communication protocol again to see if things can be improved.

Lot 1832 – Suggestion for how to handle incident communication, provide some update even if limited to let the community know that the Board/Office is at least aware when there are issues.

Dam Committee – Richard Hardy, liaison for the committee, reported information in regards to a letter received from DEP. On October 5th, LWPOA received a letter from DEP on the status on our dam and plans going forward. Mr. Hardy explained this is an ongoing process with frequent communication and that it was expected that if Roger Adams, Chief of Dam Safety, retired that we would have advanced communications over the status of the dam. This has now occurred. Mr.

Hardy also gave historical information on the history of the dams in Lake Wynonah, why they are of concern, and what evaluations have been done to date. He finished with what direction we are going, which is sending the dam information out for an additional opinion, and probable improvements that will have to be completed on the Lake Wynonah dam.

Lakes Committee - Scott Chivinski, liaison for the committee, reported on efforts made by the committee to increase testing to get the most data as a baseline for future evaluations of the health of the lakes. Mr. Chivinski also reported on the increased elodea (invasive plant), how it compared to other areas, and things Members can do to reduce it by avoiding putting plant material (leaves, grass clippings, etc.) in which rots and fuels such plants along with sediment erosion while completing projects on homes. Mr. Chivinski also reiterated the importance of Member feedback through communication forms, which are an organized way to make sure any questions/concerns get answered as promptly as possible. He finished by introducing a new member to the committee, Lee Daniels, and the committee is open to more new members.

Lot 897 - Comment on concern over testing boats using power motors on Fawn Lake, which is prohibited. The Member has video, Mr. Chivinski requested it be submitted to the Office so the company can be reminded this is not appropriate. Mr Chivinski did report that at times, Lake Wynonah Maintenance Dept. at times must use a powerboat to accomplish maintenance duties on the lake.

UNFINISHED BUSINESS

Code of Conduct - final draft is ready for approval, with the input of the prior and current Board of Directors over several months of review and edits including input from the LWPOA attorney, Greg Malaska. Lisa Laudeman Jones asked for a motion to adopt the Code of Conduct as presented:

Motion by Troy Lipp, seconded by Scott Chivinski, to adopt the Code of Conduct.
Motion carried by all.

Ms. Jones commented that Board liaisons will be reviewing the Code of Conduct with their committees as it is implemented as guidance for the community leaders.

OPEN FORUM

Lot 1215 - Question on the procedure for Security checking ID for guests.

Lot 7 - Concern over underage kids on dirt bikes and performance by the current security company. Concern extends for the safety of the kids as they are riding with no insurance, etc. Also expressed concern over unsafe practices on golf carts. Troy Lipp responded that if Security does not appear to be performing duties to submit a communication form to get attention to the matter as quickly as possible. Ryan Achenbach added complications of the role of Security in the neighborhood in regards to the fact Security cannot pursue them for safety reasons (pursuit leading to an accident with a minor, etc.) and asked the community for as many idea and recommendations as possible

Lot 1832 - Continued conversation on ATV/Dirt bike issue of underage drivers. Joe Haggerty recommended a communication form with as much information as possible be submitted to the Office for possible enforcement of the Member rules.

Lot 221 - Concern over unanswered communication forms. Ryan Achenbach recommended that a Member continue to contact the Office if it appears a response has not been received in an appropriate amount of time.

Lot 1471 - Concern the Code of Conduct was not presented to the Membership for input and also concern over who it applies to. Lisa Laudeman Jones responded it is for Board Members and any other community leaders that have a fiduciary responsibility to the LWPOA, not the Membership which are governed by the Membership Handbook, etc. Mike Flynn added additional similar comments.

Lot 2556 - Suggestions on ATV/Dirt bike issues: remove/alter some definitions from the Member Handbook, similar to go karts. Question on hunting on Lot 2643 (known as the ski slope) and suggestion to "Post" the land for no trespassing by the general public. Comment on abundance of signs at the East Gate near Berne Road. Comment on interest for someone to restart the Newsletter, which provided additional transparency and communication. Suggestion for a possible electric vehicle charging station in the neighborhood for eventual use as more vehicles become all electric.

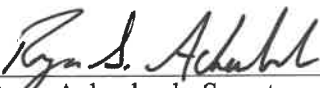
NEXT OPEN BOARD MEETING DATE


Monday, January 17, 2022 at the Office and via the Zoom Platform.

ADJOURNMENT

Lisa Laudeman Jones adjourned the meeting at 11:54 a.m.

Respectfully Submitted by:


Ryan Achenbach, Secretary


Approval Date

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Motion by Scott Chivinski, seconded by Frank Miller to approve the new Members as presented.
Motion carried by all.

Motion by Troy Lipp, seconded by Scott Chivinski, to adopt the Code of Conduct.
Motion carried by all.