

# **Winona Lakes Property Owners Association**

## **Regular Meeting Minutes**

December 18, 2010

### **I. Call to order**

**Jim Ritter/President** called to order the regular meeting of the **WLPOA** at **10:10am** on **December 18, 2010** in the clubhouse.

### **II. Roll call**

Dianne Decker/Secretary conducted a roll call. The following persons were present: Jim Ritter, Stephanie Przebieglec, Anthony Valentino, Oscar Woerlein, Dianne Decker, Dan D'Arco, Jeff Reichl, Tom Fells, and Judith Wiegand. Guests: Community Manager-Denise Lavache

**III. Approval of minutes: Jeff made a motion to approve the November 21, 2010 minutes. Tony made a second to the motion. 8-0-0 (president did not vote) Jeff made a motion to approve the November 21, 2010 closed session. Tony made a second to the motion. 7-1-0 (president did not vote) Jeff made a motion to table the December 5, 2010 bridge minutes due to necessity of legal counsel for requirements of votes. Dan made a second to the motion. 4-5-0 Stephanie made a motion to approve the December 5, 2010 bridge minutes. Tony made a second to the motion. 5-3-0 (president did not vote) Jeff made a motion for the December 5, 2010 election minutes. Tony made a second to the motion. 8-0-0 (president did not vote)**

### **IV. Open issues**

- a) Attorney report: none (was not present)
- b) Treasurer report: No budget concerns, \$581,309.00 in capital, 758 members in good standing. Jeff made a motion to reduce petty cash from \$500.00 to \$200.00. Judith made a second to the motion. 7-0-0 (president did not vote)  
\*Dan left the meeting at 11:15am for an emergency. Judith made a motion to reimburse staff for gas to 45cents. Tony made a second to the motion. Jeff made a motion to table discussion to closed session. Tony made a second to the motion. 7-0-0
- c) Communication's report: Tony made a motion to have the website initiate an email request list for members to gain more information regarding meetings and recreation events. Stephanie made a second to the motion. 7-0-0 Tony made a motion to include a survey in co-operation with recreation to see what future events the membership would like to have. Judith made a second to the motion. 7-0-0 Judith made a motion to approve the Super Bowl event. Tony made a second to the motion. 7-1-0 Jim made a motion to approve the schedule of Recreation events for the year. Judith made a second to the motion. 7-1-0

## V. New business

- a) Jeff made a motion to accept the request from the Finance Committee to see how much it would cost to open skiing next season. Judith made a second to the motion. 6-1-0 Jeff made a motion to create an adhoc ski committee. Judith made a second to the motion. 6-1-0 Judith made a motion to remove Jeff L. from the Communications Committee and to appoint Csilla Riti and Dianne Decker to the Communications Committee. Jeff R. made a second to the motion. 5-2-0 Jeff made a motion to appoint Janet Foster to the Architecture Committee. Tony made a second to the motion. 7-0-0 Stephanie made a motion to appoint Oscar Woerlein to the Architecture Committee. Tony made a second to the motion. 4-3-0 \*Dan DARco returned to the meeting at 12:20pm.
- b) Jeff made a motion to open the indoor pool without lifeguards during regular office hours with proper signage. Judith made a second to the motion. 8-0-0 Judith made a motion to repair Round Hill Rd. ASAP. Stephanie made a second to the motion. 7-1-0 Judith amended the motion to repair Round Hill Rd. within one months' time with a cap up to \$10,000.00. Stephanie made a second to the motion. 7-1-0
- c) Dan made a motion that plans submitted by Oscar Woerlein be sent to the architectural committee with feedback from the BOD that we like the blue area and would like their review, report and suggestions by the next Board meeting. Tony made a second to the motion. 8-0-0 Judith made a motion to authorize Denise Lavache to obtain three (3) proposals for I.T. to provide (webmaster) services. Jeff made a second to the motion. 5-4-0 Jeff made a motion to go into closed session at 1:45pm for Personnel issues. Tony made a second to the motion. 7-1-0

Meeting in recess 1:50 pm

Meeting reconvened 4:34 pm

## VI. Adjournment

**Jim Ritter** adjourned the meeting at **4:35pm**.

Minutes submitted by: Dianne Decker