

WINONA LAKES PROPERTY OWNERS ASSOCIATION

Board of Directors

General Meeting September 18, 2010

Meeting opened at 10:02 A.M. With the pledge of allegiance

Present: Jeff Reichl, Anthony Valentino, Bob Fenlon, Dianne Decker, Stephanie Przebieglec Jim Ritter, Oscar Woerlein, and Dan D'Arco

Absent: T. Langan

Guests: Community Manager D. Lavache

Approval of Minutes:

B. Fenlon made a motion to approve the minutes for the 7/17/10 General Meeting Second by: A. Valentino

Vote 5-2-1

J Reichl questioned the way the motion was stated to approve the Special Project Capital Budget

J Reichl amended the motion to table the minutes until the recording can be reviewed Second by D. D'Arco

Vote 2-5-1

A. Valentino made a motion to listen to the recording right now. Second by B. Fenlon

Vote 6-1-1

Meeting in recess at 10:24

Meeting reconvened at: 10:35

J. Ritter made the motion to rescind the motion to listen to the recording right now. Second by: B. Fenlon

J Reichl amended the motion to provide a CD of the tape (recording) to Board members. Second by: A. Valentino

Vote 6-2-0

B. Fenlon made a motion to approve the minutes for the Special meeting from 7/31/10 Second by: : A. Valentino

Vote 5-2-1

B. Fenlon made a motion to approve the minutes for the 8/1/10 as amended Meeting. Second by: A. Valentino

Vote 5-1-2

B. Fenlon made a motion to approve the minutes for the Special Meeting on 8/6/10 Second by: A. Valentino

Vote 0-4-4

B. Fenlon made a motion to approve the minutes for the 9/2/10 Emergency Meeting held at 7:53 PM. Second by: A. Valentino

Vote 7-1-0

B. Fenlon made a motion to approve the minutes for the 9/2/10 Emergency Meeting held at 8:12 PM. Second by: A. Valentino

Vote 5-2-1

Attorneys Report – None

J Reichl made a motion to into Closed Session to discuss a legal matter Second by J. Ritter

Vote 8-0-0

Meeting in recess 11:09 AM

Meeting reconvened 11:41 AM

Treasurers Report

Members in Good standing - as of: 09/15/10	901
Payment plans -	26
Bad standing -	112
Member's w/attorney-	176
Member's w/attorney on payment plans	42
	<hr/>
	1257

J. Ritter announced that the Cash Unrestricted totaled \$137,050.31, and Restricted Capital totaled: \$567,305.30 for a total of cash of \$704,355.61

J. Ritter moved to reimburse Robert Fenlon the Association President for his legal fees incurred in defense of his performance of duties on June 5, 2010, in the amount of \$750.00 Second by O. Woerlein

Vote 4-2-2

J Reichl amended the motion to include a roll call vote. Second by D. D'Arco

Vote 2-5-1

Managers' Report – D. Lavache

See Attached

Committee Reports

Management, Ethics, Communications, By-Laws, Youth, Maintenance & Roads, Emergency Response – No Report

Finance: B. Leibrock- No Report

Recreation: C. Rogers No Report

Architecture: No Report

Ski: No Report

Hearing upon, adoption or amendment of proposed changes to the Rules and Regulations or policies on 2nd reading.

No Action Required

Unfinished Business

J Reichl made a motion that no Director up for election in the current election should not be involved with the election procedures, and the President should give the ballot box key to the Community Manager. Second by D. D'Arco

Vote 6-0-2

B. Fenlon made a motion to approve up to \$4,500.00 for RKR Hess to perform the inspection of the Clubhouse Bridge. Second by A. Valentino

Vote 6-2-0

New Business

B. Fenlon made a motion to remove the 2 Speed Bumps from Clubhouse Drive Second by A. Valentino

Vote 7-1-0

B. Fenlon made a motion to approve the quotation from L.S. LEE Inc. to repair the existing guard rails. Second by A. Valentino

Vote 8-0-0

B. Fenlon made a motion to table the Line painting for Clubhouse & Alpine Drive until we receive a quote

Vote 8-0-0

B. Fenlon made a motion that the date of the rescheduling of the Membership meeting, should it not make quorum the annual meeting will be re-scheduled to 10/30/10 at 10 AM. Second by A. Valentino

Vote 8-0-0

Comments from the Membership

Secretary Report- None

With no further business meeting was adjourned at 12:45 P.M.

Respectfully submitted,

Anthony Valentino, Secretary

Drafted: 11/16/10

Amended 11/22/10