

Winona Lakes Property Owners Association Board of Directors

May 21, 2016 BOD Meeting Minutes

Call to Order: 10:11 am

(1) Quorum Roll Call:

Present: Robert Fenlon (President), Oscar Woerlein (Vice President), Jeff Reichl (Secretary), Mary Sparich (Director), and Janet Foster (Director).

Absent: John Kobiela (Treasurer), Steven Potestio (Director), Kaitlin Santana (Director) and Franklin Smith (Director).

(2) Approval of Minutes of previous meetings

(a) Robert Fenlon moved to approve the April 16, 2016 regular meeting minutes as written. Seconded by Oscar Woerlein. Motion carried 3-0-2.

(b) Robert Fenlon moved to approve the April 16, 2016 closed session meeting minutes as written. Seconded by Oscar Woerlein. Motion carried 2-0-3.

(3) Reinstatement of members

(4) Attorney's Report:

None given.

(5) Treasurer's Report: Provided by Robert Fenlon.

(a) **Collections:** Provided by Robert Fenlon.

(6) Manager's Report: Provided by Mary Ann Freeby

(a) **Mailboxes and playgrounds**

(b) **Tax exemptions of common areas (closed session)**

(c) **RKR Hess Clubhouse Drive bridge repair (closed session)**

Jeff Reichl moved to approve Option #1 on the RKR Hess report for the Clubhouse Bridge repair dated February 19, 2016. Seconded by Janet Foster. Motion carried 5-0-0.

(d) **Renovation of Ski Slope (feasibility study with cost) (closed session)**

(e) **Engineering proposals for Cakeout (with cost) (closed session)**

(f) **Tree clearing on the Section 1 Drainage project (closed session)**

(g) **Bushkill Access on Options Report (closed session)**

(h) **Pool modification options (closed session)**

(7) Committee Reports:

(a) Architectural Committee

- i. Section 6, Lot 88 shed permit**
- ii. Section 4, Lot 1 garage permit**
- iii. Section 4, Lot 22 shed and fence permit**

Robert Fenlon moved to approve the permits as submitted for Section 6, Lot 88; Section 4, Lot 1; and Section 4, Lot 22. Seconded by Oscar Woerlein. Motion carried 5-0-0.

(8) Awarding Contracts

(9) Hearing upon, adoption or amendment of proposed changes to the Rules & Regulations or policies on second reading

(10) Other Unfinished Business

- (a) Credit cards (closed session)**
- (b) Update on road projects**
- (c) Power line project litigation (closed session) *Update***

(11) New Business

- (a) Ski Vote**
- (b) Speed limit within Winona Lakes Property Owners Association**
- (c) Road compliment (letter)**
- (d) Mountain Top Estates (letter)**
- (e) Collection matters (closed session)**
 - i. Section 3, Lot 64 – proposed arrangement to avoid foreclosure**
 - ii. Section 15, Lot 30 – foreclosure action**
 - iii. Section 20, Lot 311 – foreclosure action**

(12) Proposed changes (additions, deletions and modifications) to the Administrative Code, Rules and Regulations and policies on first reading:

- (a) Procedures for contracting services':** First reading conducted by Janet Foster.
- (b) Corporation registration policy and corporation designation and guest pass policy:** First reading conducted by Janet Foster.
- (c) Amendment to Tenant/Rental Rules and Regulations Policy dated June 20, 2015:** First reading conducted by Janet Foster.
- (d) Rule on Temporary Storage Containers:** First reading conducted by Janet Foster.

(e) Dangerous Driving Rule: First reading conducted by Janet Foster.

(13) Communication (a) written and (b) oral petitions, hearings and comments by members:

(14) Secretary's Report:

(15) Miscellaneous

Robert Fenlon moved to go into closed session at 11:19pm. Seconded by Oscar Woerlein. Motion carried 5-0-0. Returned from closed session at 1:19pm.

(16) Adjournment: 1:19 pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

Approved: 6/18/2016