

Winona Lakes Property Owners Association Board of Directors

July 18, 2015 BOD Meeting Minutes

Call to Order: 10:03 am

(1) Quorum Roll Call:

Present: Robert Fenlon (President), Oscar Woerlein (Vice President), John Kobiela (Treasurer), Jeff Reichl (Secretary), Kaitlin Santana (Director), Janet Foster (Director) and Franklin Smith (Director).

Absent: Steven Potestio (Director) and Stephanie Fenlon (Director).

Robert Fenlon moved to proceed into closed session at 10:08am, to discuss an owner-member appeal. Seconded by Oscar Woerlein. Motion carried 7-0-0.

Returned to open session at 10:20 am.

(2) Approval of Minutes of previous meetings

(a) Robert Fenlon moved to approve the June 20, 2015 regular meeting minutes as amended. Seconded by Janet Foster. Motion carried 5-0-2.

(b) Robert Fenlon moved to approve the June 20, 2015 closed session minutes as written. Seconded by Oscar Woerlein. Motion carried 5-0-2.

(3) Reinstatement of members

(4) Attorney's Report: None

(5) Treasurer's Report

(a) **Collections:** Collections and financial update was given by John Kobiela.

(6) Manager's Report: Provided by Robert Fenlon.

(7) Committee Reports:

(a) **Architectural: (Request for permits for the following: Section 15, Lot 29- Request for variance to enlarge shed; Section 12, Lot 55- Request for shed; Section 1, Lot 72- Permit for roof over existing deck): Request approval**

Robert Fenlon moved to approve all three of the above mentioned permit applications. Seconded by Janet Foster. Motion carried 7-0-0.

(8) Awarding Contracts:

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

(a) **Amendment to the Architectural Code:**

(i) Lower minimum square footage to 1,000 square feet for new home construction

Second reading conducted by Janet Foster.

Robert Fenlon moved to approve the Amendment to the Architectural Code as Amended to lower the minimum square footage to 1,000 square feet for new home construction. Seconded by Janet Foster. Motion carried 7-0-0.

(10) Other Unfinished Business

(a) Property Management Company (closed session)

(b) Credit Cards (closed session)

(c) Clubhouse Drive Bridge Inspection (open/closed session): Oscar Woerlein provided update

(d) Collection matters (closed session) *UPDATE*

(e) Dogwood/Rangoon Lane lot (closed session) *UPDATE*

(f) Review of member appeal from June BOD Mtg. (closed session)

(11) New Business

(a) Ski vote results

(b) Authorization of board members to issue violations

Robert Fenlon moved to approve the Secretary Jeff Reichl to be charged with the authority to issue, investigate and authorize fines on behalf of the Association. Seconded by Franklin Smith. Motion carried 7-0-0.

(c) Bid review for renovations to clubhouse/addition of accessible entrance (closed session)

(d) Adopt 2015/2016 Operating Budget (closed session)

(e) Approval of road projects (closed session)

(f) Hardship appeals (closed session)

i. Section 8, Lot 8 (10:08-10:20 am)

ii. Section 7, Lots 723 and 724 (no show)

(g) 3 Member Appeals - closed session 11:30am

i. Section 18, Lot 250 (non-registration tenant fine) (11:35am-11:45am)

ii. Section 10, Lot 26 (Disturbance on common ground fine)

Mr. Anders elected to take up his appeal in open session (10:47 am)

iii. Section 1, Lot 39 (Penalties appeal) (11:45am-12:05pm)

(12) Proposed changes (additions, deletions and modifications) to the Administrative Code, Rules and Regulations and policies on first reading: None

(13) Communication (a) written and (b) oral petitions, hearings and comments by members: None

(14) Secretary's Report: given by Jeff Reichl

Robert Fenlon moved to go into closed session at 10:58 am. Seconded by Kaitlin Santana.
Motion carried 7-0-0.

(15) Miscellaneous

Jeff Reichl left the meeting at 12:30pm, Janet Foster resumed the role of Secretary.

(16) Adjournment: 12:50pm

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary &

Janet Foster, WLPOA Assistant Secretary

Approved: 8/15/2015