

Winona Lakes Property Owners Association Board of Directors
September 19, 2015 BOD Meeting Minutes

Call to Order: 10:11 am

(1) Quorum Roll Call:

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

Absent: Janet Foster (Director) and Steven Potestio (Director).

(2) Approval of Minutes of previous meetings

(a) Robert Fenlon moved to approve the August 15, 2015 regular meeting minutes as amended. Seconded by Franklin Smith. Motion carried 5-0-2.

(b) Robert Fenlon moved to approve the August 15, 2015 closed session minutes as amended. Seconded by Kaitlin Santana. Motion carried 6-0-1.

(3) Reinstatement of members

(4) Attorney's Report: None

(5) Treasurer's Report: Provided by John Kobiela.

(6) Manager's Report: Provided by Robert Fenlon. Section 1 drainage project going well. Two sections of paving will not get completed this year due to an individual owner-member filing a complaint against the association stopping the process. Discussed the rental policy.

(7) Committee Reports:

(a) **Architectural Committee:** None

(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) **Property Management Company (closed session)**

(b) **Credit Cards (closed session)**

(c) **Clubhouse Drive Bridge Inspection (open/closed session):** Oscar Woerlein provided update. Robert Fenlon will call RKR Hess to check on status.

(d) **Bid review for renovation to clubhouse/addition of accessible entrance (closed session)**

(e) Approval of road projects (closed session) *UPDATE*

(11) New Business

(a) Sponsorship of social clubs

Robert Fenlon moved to table the sponsorship of social clubs. Seconded by Kaitlin Santana. Motion carried 7-0-0.

(b) Energy conservation program

(c) Gas cards for WLPOA vehicles

Robert Fenlon moved to table gas cards for WLPOA. Seconded by Stephanie Fenlon. Motion carried 7-0-0.

(d) Pool renovation

(e) Board review and approve invoices for WLPOA

(f) Rental registration appeal (closed session)

(g) Power line project litigation (closed session)

(h) Pool clean-up cost from “diaper incident” (closed session)

(i) Section 1 Drainage Project (closed session)

(j) Collection matters (closed session)

(k) 2 member appeals (closed session)

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

(a) Noise Rule

Robert Fenlon moved to table the first reading on the Noise Rule. Seconded by Franklin Smith. Motion carried 7-0-0.

(b) Dumping and/or Littering on common grounds: First reading conducted by Jeff Reichl.

(c) Gun discharge rule: First reading conducted by Jeff Reichl.

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

(14) Secretary’s Report: None

Robert Fenlon moved to go into closed session at 11:33 am. Seconded by Kaitlin Santana. Motion carried 7-0-0.

(15) Miscellaneous

The Board returned into closed session at 10:28am.

(16) Adjournment: 11:03 am

Respectfully Submitted,

Jeff Reichl, WLPOA Secretary

Approved: 10/17/2015