

WINONA LAKES PROPERTY OWNERS ASSN.

Board of Directors

General Meeting August 15, 2009

Meeting opened at 10:11AM with the pledge of allegiance.

Present: Jeff Reichl, Jerry Jacobs, Anthony Valentino, Bob Fenlon, Stephanie Przebleglec, Oscar Woerlein, Stephen Foster, Judith Wiegand and Jim Ritter

Guests: Bill Powell, Community Manager .

Minutes: B. Fenlon made a motion to table the minutes from previous meetings from 7-18-09 Seconded by: A, Valentino

Vote 7-0-1

J, Wiegand made a motion to approve the minutes from the 6-28-09 Special meeting. Seconded by J. Ritter

Vote 7-0-1

J, Wiegand made a motion to approve the minutes from the 8-9-09 Special open meeting on Banking, Seconded by A.Valentino

Vote 6-0-2

A.Valentino made a motion to approve the minutes from the 8-9-09 Special closed meeting on Banking, Seconded by J, Wiegand

Vote 6-0-2

Treasurer's Report: J. Ritter

| | |
|--|-------|
| Members in Good standing - as of: 8/1509 | 934 |
| Payment plans - | 105 |
| Bad standing - | 15 |
| Member's w/attorney- | 199 |
| Member's w/attorney on payment plans | 38 |
| | <hr/> |
| | 1258 |

Motion to reinstate 33 members to good standing made by J. Ritter second by A.Valentino

Vote 8-0-0

B. Fenlon made a motion to increase the dues for the fiscal year 2009/2010 to \$724.74 second by J. Ritter

Vote 8-0-0

J. Reichl made a motion to amend the motion to increase the dues by the CPI in the amount of 3.98 percent. Seconded by J. Ritter

Vote 8-0-0

Manager's report – Bill Powell

Maintenance report – Bill Powell

COMMITTEE REPORTS –

Finance – J. Ritter reported that the committee is working on the budget, and are requesting documents

Recreation: Connie Rodgers* Approve appropriation of funds of \$308.50 for the Summer Splash event.

B.Fenlon made a motion to approve \$308.50 with minimum sign up number of 25 members to be determined by the Community Manager by 8-27-09. Seconded by A.Valentino

Vote 8-0-0

J. Wiegand made a motion to authorize the Community Manager to spend up to \$3000.00 plus tax and shipping to purchase a commercial refrigerator. Seconded by A. Valentino

Vote 8-0-0

Communications: B. Fenlon reported the WinonaGram will be going to press the deadline for events to be added will be 8-19-09.

B. Felon made a motion to appoint Foster Cramer to the Roads Committee. Seconded by: S. PrzebIeglec

Vote 6-3-0

B. Fenlon made a motion to recede J.Jacobs motion made on 7-18-09, for anyone that's wants to run by either petition or name. Seconded by S. PrzebIeglec

Vote 7-1-0

B. Fenlon made a motion that 9/19/09 will be the final cutoff date for the board of directors and the Ombudsman's position for the 2009/2010 elections. Any person making an application needs to be a member in good standing by 12:00 noon on 9/19/09. Seconded by S. PrzebIeglec

Vote 8-0-0

J. Ritter made a motion to appropriate funds of up to \$4000.00 from capitol for the Labor Day Event on 9/5/09.
Seconded by B. Fenlon

Vote 5-3-1

B.Fenlon made motion to appoint Toni Valentino to Fund Raising Committee. Second by: S. PrzebIeglec

Vote 5-3-1

B.Fenlon made motion to appoint to the Community Security Committee, Marty Algaze, Anthony Valentino and Bob Fenlon. Second by: S. PrzebIeglec

J. Jacobs requested that statements made by B.Fenlon be entered in the permanent record that the reason J. Reichl will not be appointed to the Community Security Committee is because he is under minding the board.

Motion to approve Marty Algaze

Vote 5-3-1

Motion to approve Anthony Valentino

Vote 5-3-1

Motion to approve Bob Fenlon

Vote 5-3-1

Architectural, Management, Ethics, Elections, Executive, By-Laws, Recreation, Youth, Maintenance, Roads, Ski, Emergency Response: No report

UNFINISHED BUSINESS

J. Reichl made the motion for an attorney petition the court for the court transcripts. Second by: A.Valentino

Vote 8-0-0

Second reading, Motion to make policy. The President or his/her designee shall at their complete discretion have the authority to employ PA State Constables at any time they deem necessary to provide a safe and orderly environment for any and all W.L.P.O.A. meetings, committee meetings, workshops, activities, events or any use of the Association common grounds. Second by: S. PrzebIeglec

Vote 5-3-0

First reading: The W.L.P.O.A. Board of Directors or their designee has the right to close any common grounds of the Association at any specific time, for any reason they deem appropriate, to any and all persons.

B.Fenlon made motion to hold a special board meeting and the Finance Committee is invited on 9/12/09 at 10:00 AM. Second by: J. Wiegand

Vote 8-0-0

Section 18, bridge closure, inspection and status. Grant and request for assistance from Lehman Twp Board of Supervisors. Review and status. B. Fenlon gave an update on the status of the grant the association is seeking. Supervisor Sivick of Lehman Twp stated he already received a copy of the grant proposal.

J. Jacobs made the motion to investigate the leak of the confidential information in regard to the grant project. Second by: J. Wiegand

Vote 8-0-0

B. Fenlon made a motion that the Association through their Secretary will generate a letter to Mr. Sivick that will be signed by the Association President and we will request the information of who gave him the information about the grant project for Lehman Twp. with a CC to all members of the Board. Second by: J. Jacobs

Vote 8-0-0

NEW BUSINESS

A. Valentino made a motion for up \$3000.00 for regular PA system and each board member will have a microphone. Seconded by: J. Ritter

Vote 8-0-0

B. Fenlon made a motion that Franklin Smith be considered at least one of the advisers for the WLPOA 2009/2010 election. Seconded by J, Wiegand

Vote 8-0-0

J, Wiegand made a motion to approve up to \$40,000.00 from capitol to purchase stone for the repair of the bridge in section 18 and all other roads as deemed necessary by the Community Manager Seconded by: B. Fenlon.

Vote 6-2-0

First reading of the ATV Policy:

WLPOA Policy on ATV's and other non compiling Pennsylvania Department of Transportation vehicles and devices:

1. No person shall operate or in any way make use of any non conforming vehicle, ATV, mini bike, scooter quad Runner on the common grounds owned by WLPOA.
2. Any WLPOA owner found to be in violation of this policy knowingly allowing the entrance or egress to the common grounds from his/her property by a person violating the policy will be subject to a fine.
3. Anyone operating, processing or in any way using a prohibited vehicle on common grounds of WLPOA will be subject to a fine and possible criminal prosecution.
4. Any WLPOA owner found guilty of violating this policy shall be assessed the cost of the investigation and all proceedings.

Fine Schedule:

First Offense \$500.00

Second Offense: \$1000.00

Third or and subsequent offenses, \$2000.00 fine and loss of all amenity privileges for one year.

COMMENTS FROM THE MEMBERSHIP

Middle Smithfield Township News – Presented by A.Valentino

With no further business meeting was adjourned at: 3:48 PM

Respectfully submitted,

Anthony Valentino, Secretary