

WINONA LAKES PROPERTY OWNERS ASSN.

Board of Directors

General Meeting January, 17 2009

Meeting opened at 10:00AM with the pledge of allegiance.

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

Guests: Bill Powell, Community Manager, Attorney Joseph Weismeth. .

Minutes: B. Fenlon to table minutes of the December 20, 2008 general meeting.

Treasurer's Report: J. Ritter

Members in Good standing - as of 12/20/08	782
Payment plans -	52
Bad standing -	287
Member's w/attorney-	113
Member's w/attorney on payment plans	24
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	1258

To date 310 members have paid full dues and 472 have paid ½ or more of the dues.

Motion to reinstate 37 members to good standing made by J. Ritter seconded by A.Valentino

Vote 7-0-0

131 collection letters were sent out by the attorney on or about January 12, 2009
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Attorneys Report: Mr.Weismeth announced to the Association that it has been served with the complaint pertaining to the Pool accident on June 23, 2008 The complaint has be sent the Associations Insurance Carrier, and they have appointed Counsel. B. Fenlon will be the spokesperson for the Association regarding this matter.

J. Jacobs made a comment that board for several years has urged members to obtain supplemental insurance. The question to Mr. Weismeth was when would the members need to have this coverage?

At the date of the incident?

At the date of the filing?

Or before the date of the Judgment?

Mr. Weismeth answered that the coverage must be in force before the date of the incident.

B. Fenlon asked Mr. Weismeth what are the responsibilities of current and past board members pertaining to their fiduciary responsibilities?

Mr. Weismeth answered in regards to litigations, or anything that the board discusses in Closed Session. Board members past and present, have the fiduciary responsibility not to disclose anything that was said.

Terry Langan asked the question when the board approves something in a previous meeting, is the board bind by that agreement?

Mr. Weismeth answered "Yes" However that doesn't mean that it cannot be overturned.

S. Przebleglec made a motion to approve releasing the check in the amount of \$750.00, to purchase the Soda Machine, seconded by, A. Valentino.

Vote 7-0-0

To resolve ownership of property in section 18 that is presently owned by American Landmark
J. Jacobs made a motion to appropriate up to \$3000.00 from the Capitol Fund to the attorney to find Joseph Lubeck second by J. Wiegand.

Vote 7-0-0

J. Jacobs asked Mr. Weismeth, Can the president block a board member from "Electronic Correspondence that goes to everybody else?

Mr. Weismeth answered that all board members must be treated equally.

No new developments on the Gate case.

B. Fenlon asked what the Association can do to help Homeowners who will be affected by the PP&L project. Due to the legal costs involved,

Mr. Weismeth suggested that the homeowners who are affected by the project should request that the Association assist them.

Arthur Sinosion Asked What is the board's responsibility on trying to keep the Ski Slope open, on a year to year basis?

Mr. Weismeth answered that is the board responsibility to maintain all amenities; however the board has the Judiciary responsibility to maintain all essential amenities including roads Clubhouse Etc.

J. Wiegand made a motion to have a separate line item for third party financial management expenses second by J. Jacobs

Vote 7-0-0

J. Wiegand made a motion line item to show administrative overtime salaries. Second by J. Jacobs

Vote 7-0-0

J. Wiegand made a motion line item to for maintenance overtime salaries. Second by J. Jacobs

Vote 7-0-0

Manager's report and **Maintenance report** were both presented by Bill Powell

COMMITTEE REPORTS -

Management, Architectural, Ethics, Communications, By-Laws, Youth, Finance, Maintenance & Roads, Emergency Response: No report

Recreation: Carol Lerman reported that the Christmas and the New Years Eve parties was a huge success. The Christmas Party made a profit of \$3.70 for the Community, the New Years Eve Party also made a profit of \$284.00. Over 70 Members attended.

Election: Fran Schimanski thanked everyone on the Election Committee for working hard to get the job done.

COMMITTEE APPOINTMENTS-

Finance

Jim Ritter, Stephen Foster, Bob Fenlon, Bill Liebrock, Danny Younger, Oscar Woerlein, Kitty Laub

Vote 7-0-0

Architecture

Janet Foster, Stephanie Przebieglec, Franklin Smith, Jim Ritter, Oscar Woerlein, Bob Fenlon

Vote 7-0-0

Elections

Fran Schimanski, Foster Cramer, Bob Fenlon, Stephanie Przebieglec, Jeff Reichl, Carol Lerman

Vote 7-0-0

Ethics

Fran Schimanski, Foster Cramer, Carol Lerman, Bob Fenlon

Vote 7-0-0

Recreation

Ed Lawler, Carol Lerman, Bernie Lerman, Aileen Goodman, Diane Decker, Connie Rodgers, Ken Anders, Bob Fenlon, Jeff Reichl

Vote 7-0-0

Bylaws

Kitty Laub, Franklin Smith, Oscar Woerlein, Bob Fenlon

Vote 7-0-0

Maintenance / Roads

Foster Cramer, Bill Liebrock, Franklin Smith, Bob Fenlon

Vote 7-0-0

Youth Group

Danny Younger, Bob Fenlon, Jim Ritter seconded by J. Reichl

Vote 7-0-0

Fund Raising

Danny Younger, Bob Fenlon, Jeff Reichl seconded by J. Reichl

Vote 7-0-0

Ski

Jerry Jacobs, Ken Anders, Arthur Sinosion, Bernie Lerman, Bob Fenlon seconded by J. Reichl

Vote 7-0-0

Communications

Bob Fenlon, Stephanie Przebieglec, Jim Ritter, Tony Valentino seconded by J. Reichl

Vote 7-0-0

Emergency

Bob Fenlon, Stephen Foster, Tony Valentino seconded by J. Reichl

Vote 7-0-0

Executive Committee

Bob Fenlon, Jim Ritter, Tony Valentino Seconded by: J. Wiegand

Vote 7-0-0

UNFINISHED BUSINESS

Sign motion/Policy schedule “A”, has been tabled in order to consult the Attorney.

Appointments for Assistant Recording Secretary:

A.Valentino made the Motion was seconded by J. Ritter.

Vote 7-0-0

A.Valentino made the Motion for Assistant Treasurer This was seconded by J. Ritter

Vote 4-4-0 (A.Valentino, J. Wiegand, J. Reichl, J. Jacobs voted no) Motion did not carry

Oscar Woerlein, nominated Stephanie Przebleglec for Assistant Recording Secretary J. Ritter seconded. A. Valentino cast his vote for Stephanie Przebleglec.

J. Wiegand made a motion to investigate how much it will cost the Association to have a fraud forensic audit conducted. Seconded by J. Jacobs

Vote 7-0-0

NEW BUSINESS

A Board of Directors Workshop will be held at 9:00AM followed by The Board of Directors Meeting at 10:00 AM on 2/21/09

COMMENTS FROM THE MEMBERSHIP

Danny Younger (9/15) does the Board support swimming lessons? B. Fenlon answered that the board does support swimming lessons. J. Jacobs volunteered to open the Clubhouse on weeknights, if needed,

Kitty Laub (18/189) made a comment about on the Assistant Treasurer position and the rumors about money missing.

Debby Murphy (18/231) had Comment about a Stop Sign on the Cud de Sac.

Secretary Report – None

Middle Smithfield Township News – Presented by A.Valentino

A motion to adjourn at 1:36PM was made by A. Valentino seconded by J. Jacobs

Vote 7-0-0

Respectfully submitted,

Anthony Valentino, Secretary