

WINONA LAKES PROPERTY OWNERS ASSN.

Board of Directors

General Meeting September 19, 2009

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

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

Guests: Bill Powell, Community Manager, Attorney Weismeth .

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

Vote 6-0-1

J, Wiegand made a motion to approve the minutes from the 9-12-09 Emergency meeting. Seconded by J. Ritter

Vote 5-0-2

B. Fenlon made a motion to approve the minutes from the 9-12-09 Special open meeting on Budget Seconded by J.
Ritter

Vote 4-0-3

Treasurer's Report: J. Ritter

Members in Good standing - as of: 9/15/09	950
Payment plans -	57
Bad standing -	15
Member's w/attorney-	194
Member's w/attorney on payment plans	42
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	1258

Motion to reinstate 16 members to good standing made by J. Ritter second by A.Valentino

Vote 7-0-0

J. Ritter reported that 258 member have not paid any dues for 2008/2009. Also the total bill for the general insurance came to \$69,500.00.

J. Ritter moved to approve \$69,500.00 to pay for the general insurance with includes workers compensation. Second by: S. Przebleglec

J. Wiegand made the motion to hold the Membership meeting for the budget meeting on October 17, 2009 at 9:00 AM Second by: J. Reichl

Vote 7-0-0

B. Fenlon made a motion to go into Closed Session to discuss a Legal Matter Open meeting in recess at 10:20 AM. Second by A. Valentino

Vote 7-0-0

Meeting was called back to order at 10:48 AM

Attorneys Report:

Attorney Weismeth explained to the Membership that the Association will attempt to buy at a Tax Sale property that is common ground in Section 18. B. Fenlon, J. Ritter and B. Powell will attend the sale.

J. Wiegand made the motion to approve up to \$ 6000.00 to purchase at the Pike County tax sale the common grounds of section 18, Lehman Township. Second by: S. Przebieglec

Vote 7-0-0

Mr. Weismeth explained the Norman Gate problem, that the State Police were not able to enter Norman Drive. And it's up to the Board to remove the gate:

S. Przebieglec made the motion to take the gate down at Norman Drive in its entirety, to precipitate full access to emergency vehicles police and for safety reasons. Second by S. Foster

Vote 7-0-0

Mangers Report B. Powell

Maintenance Report B. Powell

Committee Reports

Finance: J. Ritter would like to have one more meeting before the election. B. Fenlon thanked the Finance Committee for all the hard work in preparing the 2009/2010 budget

Recreation: Connie Rogers reported that the Summer Splash event made a profit of \$41.31. Requested approval of the Halloween event for November 1, 2009.

J. Reichl made the motion to approve up to \$250.00 for the Halloween event to be held on 11/1/09 Second by: A.Valentino

Vote 7-0-0

Ski: Ken Anders asked the question if the Ski Slope will be closed permanently? B. Fenlon stated that the Slope is suspended and there are no funds available. In order to shut down the slope it must be voted on by the membership. B. Fenlon also stated that He and Mr. Ritter are trying to work out a deal with Shawnee.

Meeting in recess at 11:45 AM

Meeting called back to order at 1:04 PM

B. Fenlon announced to the membership candidates for the 2009/2010 election

Youth: B. Fenlon announced that Danny Younger resigned

Executive: No Report

Elections: S. Przebielec reported that that the committee met to approve the out sourcing of the election.

Fund Raising: B. Fenlon reported that they met on 8/17/09. Only one motion was passed to cancel the Children's Carnival for Labor Day weekend.

New Business

Motion to make policy third 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. Second by: S. Przebielec

Roll Call Vote: **5-2-0** (J. Reichl, J. Wiegand voted No)

B. Fenlon gave an update on the Section 18 Bridge. The engineering reports recommend that the bridge be replaced.

B. Fenlon made the motion to approve up to \$60,000.00 from capitol to make repairs to Clubhouse Drive. Second by A. Valentino

Vote 7-0-0

J. Ritter moved to exercise the termination clause in the agreement with the auditor. Second by: S. Przebielec

Roll Call Vote: 5-2-0 (J. Reichl, J. Wiegand voted No)

With no further business meeting was adjourned at: 2:35 PM

Respectfully submitted,

Anthony Valentino, Secretary

Drafted: 1/13/10