

WINONA LAKES PROPERTY OWNERS ASSN.

Board of Directors

General Meeting January 16, 2010

Meeting opened at 9:00 AM with the pledge of allegiance.

Present: Jeff Reichl, Anthony Valentino, Bob Fenlon, Dianne Decker, Jim Ritter, Stephanie Przebieglec,
Oscar Woerlein, Terry Langan

Absent: Dan D'Arco

Guests: Attorney Logsdon

B. Fenlon made the motion to go into Closed Session to discuss a Personnel Matter. Second by A.Valentino

Vote 7-0-1

Meeting in Recess at 9:03AM

Meeting re-convened at: 10:11 AM

Approval of Minutes:

B. Fenlon made the motion to approve the 9/19 Closed Session minutes Second by A.Valentino

Vote 4-0-4

B. Fenlon made the motion to approve the 9/19/09 Open Session Second by A.Valentino

Vote 5-0-2

B. Fenlon made the motion to approve the 12/18/09 Close Session Second by A.Valentino

Vote 2-0-5

Treasurer's Report:

Members in Good standing - as of: 01/10/10	695
Payment plans -	94
Bad standing -	222
Member's w/attorney-	52
Member's w/attorney on payment plans	47
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	1257

J. Ritter made the Motion to reinstate 9 members to good standing Second by A.Valentino

Vote 7-0-0

B. Fenlon moved to lift the suspension of Ann Brathwaite as the Ombudsman's position. Second by A.Valentino

Vote 8-0-0

Attorney's Report:

Attorney Logsdon gave an update on the pending petition to amend the By-Laws that is before the Monroe County Court of Common Pleas.

B. Fenlon also gave an update on the pending lawsuit regarding the Williams Property.

B. Fenlon announced to the members present the Board has hired Denise Lavache as the new Community Manager.

J. Reichl made a motion to permit member Danny Younger to address the Board. Second by: T. Langan

Vote 7-1-0

J. Ritter moved to rescind the board motion dated 10/18/08 that detailed that 70% (seventy Percent) of old dues go into capitol, 20% (Twenty Percent) into operating, and 10% (Ten Percent) into restricted. Second by S. Przebleglec

Roll Call Vote 4-4-0 (J. Reichl, O. Woerlein A. Valentino T. Langan Voted NO)

J. Reichl Left the meeting at 10:35 AM

J. Ritter made a motion to go into Close Session to discuss a legal matter. Second by S. Przebleglec

Meeting in recess at: 10:40 AM

Meeting called back to order at 11:30 AM

B. Fenlon made the motion that the treasurer of the association be authorized by the board of directors to move our funds to different intuitions under review of both solicitors of the association and to do this as quickly as we can. Second by: J. Ritter.

Vote 7-0-0

Mangers Report – B. Fenlon

Maintenance Report – B. Fenlon

Committee Appointments

B. Fenlon move to appoint to the Executive Committee J. Ritter A.Valentino and B. Fenlon Second by S. PrzebIeglec

Vote 7-0-0

B. Fenlon moved to rescind the appointment of Judith Wiegand to the Finance Committee. Second By: O. Woerlein

Roll Call Vote 6-1-0 (T. Langan Voted NO)

B. Fenlon moved to appoint Tom Fels to the Finance Committee. Second by A.Valentino

Vote 6-1-0

Committee Reports

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

Recreation Connie Rogers

B. Fenlon moved to approve the Super Bowl and the Valentine's Day Events Second by: T. Langan

Vote 7-0-0

J. Ritter move to approve the Bake Sale and Yard Sale on 3-6-10 Family Bingo Night 2/12/10, Coed Volleyball 6/10/10 Second by: B. Fenlon

B. Fenlon made the motion is to approve all of the submitted recreation events, with the exception of the Bingo Event, which will be taken up later. Second by A.Valentino

Vote 7-0-0

B. Fenlon made the motion that the Winona Lakes Board of Directors to obtain a Bingo License from the proper authorities. Second by A.Valentino

Vote 7-0-0

Second Reading of ATV Policy – See Attached

J. Ritter moved to approve the ATV Policy as read. Second by S. Przebieglec

Vote 7-0-0

New Business

B. Fenlon made the motion to develop policy in regard to the disposition of property seized in debt collection, to refer to the Management Committee to develop a policy in regard to this. Second by A.Valentino

Vote 7-0-0

B. Fenlon moved that we asked the Management Committee to develop a complaint procedure for the W.L.P.O.A

Vote 7-0-0

B. Fenlon made a motion to send a ballot too permanently close the Ski Slope along with the financials that are available here today as well as return postage for the ballot to return ballot to the Association. Second by S. Przebieglec

J. Ritter made a motion to permit member Edith Berman to address the Board in regard to skiing Second by A.Valentino

Vote 7-0-0

J. Ritter made a motion to permit member Ted Wiegand to address the Board in regard to skiing Second by A.Valentino

Vote 7-0-0

J. Ritter made a motion to permit member Franklin Smith to address the Board in regard to skiing Second by T. Langan

Vote 7-0-0

J. Ritter made a motion to permit member Danny Younger to address the Board in regard to skiing Second by T. Langan

Vote 7-0-0

B. Fenlon made a motion to permit member Eileen Goodman to address the Board in regard to skiing. Second by A.Valentino

Vote 7-0-0

J. Ritter made a motion to permit member Bill Liebrock to address the Board in regard to skiing, Second by S. Przebieglec

Vote 7-0-0

B. Fenlon amended the motion to include up to \$554.00 for return postage for the ballot. Second by A.Valentino

Roll Call Vote 4-3-0 (T. Langan, J. Ritter, D. Decker Voted NO)

Meeting in Recess at 12:43 PM

Meeting called back to order at 12:50 PM

First reading to make Policy:

1. Interfering in W.L.P.O.A. Proceedings or Functions

Any person interfering in any W.L.P.O.A. proceeding or function shall be subject to suspension and loss of good standing as well as any other penalties as determined by the majority of the Board of Directors.

2. Unauthorized Dissemination of W.L.P.O.A. Information

Any person serving in any elected or appointed capacity who disseminates any information obtained in their official elected or appointed capacity without the written approval of the President shall be subject to suspension or removal as determined by the majority of the Board of Directors.

Comments from the Membership

T. Langan made a motion for the Board to go into Closed Session with Judith Wiegand to discuss why she was removed from the Finance Committee. Second by: J. Ritter

Roll Call Vote 1-6-0 (A. Valentino B. Fenlon, J. Ritter, D. Decker, O. Woerlein, S. PrzebIeglec Voted NO)

Secretary Report- None

With no further business meeting was adjourned at 2:28 PM

Respectfully submitted,

Anthony Valentino, Secretary

Drafted: 3/01/10