

WINONA LAKES PROPERTY OWNERS ASSN.

Board of Directors

General Meeting February 21, 2009

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

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

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

Minutes: J. Wiegand made the motion to accept December 20, 2008 minutes, second by J. Chuck

Vote 5-0-3 (O. Woerlein, S. Przebleglec, A. Valentino abstained)

A. Valentino made a motion to amend the minutes of January 17, 2009 seconded by: J. Wiegand

Vote 5-0-3 (J. Chuck abstained)

B. Fenlon made a motion to go into closed session to discuss legal and personal issues seconded by A. Valentino

Vote 7-0-0

Meeting was in recess at 10:06 AM

Meeting was called to order at: 11:10 AM

Treasurer's Report: J. Ritter

Members in Good standing - as of: 2/07/09	814
Payment plans -	72
Bad standing -	221
Member's w/attorney-	126
Member's w/attorney on payment plans	25
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	1258

To date 588 members have paid full dues and 213 have paid ½ or more of the dues.

Motion to reinstate 32 members to good standing made by J. Ritter second by A.Valentino

Vote 7-0-0

Attorneys Report: Mr. Weismeth stated that the association got a 33% return on collection letters totaling \$15,000.00 in revenue.

E. Berenbaum asked can the board bring in a management company without the approval of the general membership.

Mr. Weismeth responded that it will be a board decision.

S. Barcia asked can she have her attorney attend a meeting as a guest in accordance with the Bylaws. Also can the attorney speak on her behalf?

Mr. Weismeth responded answered not at a membership meeting. J. Wiegand asked will it be Ok at a Board meeting.

Mr. Weismeth responded, it's up to the chair to recognize that guest.

Manager's report – Bill Powell

Maintenance report – Bill Powell

COMMITTEE REPORTS -

Architectural- Franklin Smith reported that a variance for a shed for lot 32 was granted B. Fenlon excluded himself from the action because he was the homeowner who requested the variance. J. Chuck made the motion to accept the variance, J. Ritter second.

Vote 5-2-0 (J. Wiegand J. Reichl voted no)

J. Wiegand made a motion that this be presented to the Ethics Committee, second by J. Reichl

Vote 2-5-1 (J. Wiegand J. Reichl voted yes O. Woerlein, S. Przebleglec, A. Valentino, J. Ritter, J. Chuck voted no, B. Fenlon abstained) motion did not carry

Recreation: Dianne Decker reported that there will be a Saint Patrick's Day Dinner scheduled for March 7, 2009 also planned on the morning of April 11, 2009 Free Pancake Breakfast with the Easter Bunny.

J. Wiegand made a motion to approve purchasing three banners for the Easter event not to exceed of \$250.00. Second by J. Reichl

Vote 7-0-0

A. Valentino made a motion to approve \$325.00 for the Easter Event, second by J. Reichl.

J. Wiegand raised a question that since this is a free event on a Saturday the amount requested will be for an expected turnout of 25 adults and 50 children, what if 100 adults and 200 children show up. This will cost more than \$325.00.

A. Valentino amended the motion to \$525.00. Second by J. Reichl

Vote 7-0-0

J. Wiegand moved to approve the recreation committee request for the Saint Patrick's Day event as presented. Second by J. Reichl

Vote 7-0-0

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

COMMITTEE APPOINTMENTS-

Architecture
Bill Perry

Vote 7-0-0

Ethics/ Management/ Maintenance / Roads/ Emergency/ Elections

John Chuck

Vote 7-0-0

Recreation
Karen Lawyer Danny Younger Terry Langan

Vote 7-0-0

UNFINISHED BUSINESS

B Fenlon, first reading of clubhouse key policy.

B. Fenlon requested a motion for the attorney to proceed with a quiet title action against Joe Lubeck. So move by J. Wiegand. Second by J. Reichl

Vote 7-0-0

NEW BUSINESS

1. Computer upgrade will be referred back to the Finance Committee and will be reviewed by A. Valentino

2. PP&L request for right of way, B. Fenlon made a motion to allow J. Weismeth to file any necessary papers up to \$500.00. So move by J. Wiegand. Second by J. Ritter

Vote 7-0-0

3. RPD Analyzer: This is a program that provides property tax information, this will be back to the Finance Committee, for review.
4. Projection TV policy: B. Fenlon made the motion that the use of the projection TV will be limited to Board Members, Staff and approved committee members. Seconded by A. Valentino

Vote 7-0-0

- 4a J. Wiegand moved that the development of the projection TV policy be advised by the management Committee to come back with recommendations. Second by A. Valentino

Vote 7-0-0

5. Board of Directors Communications Policy first reading
6. Policy of use of the Associations Solicitor by the Board of Directors first reading

COMMENTS FROM THE MEMBERSHIP

Carol Lerman made a comment that when the board went into closed session earlier, they had no regard for the members who were waiting for the meeting to reconvene. B. Fenlon apologized for the delay; he also stated that a lot of the board members were uncomfortable with the long session.

Secretary Report – None

Middle Smithfield Township News – Presented by A.Valentino

A motion to go back into closed session for a contractual matter was made by B.Fenlon at 1:48PM seconded by A.Valentino

Meeting was called to order at: 3:00 PM

A motion to adjourn at 3:01 PM by B. Fenlon second by A.Valentino

Vote 5-0-0 ((J. Wiegand J. Reichl not present)

Respectfully submitted,

Anthony Valentino, Secretary