



**Lake Wynonah Property Owners Association  
2021 Annual Membership Meeting Minutes (Draft)**

The Lake Wynonah Property Owners Association held its Annual Membership Meeting, including a Zoom Platform on the 15<sup>th</sup> day of August at 2:00 p.m.

**I. WELCOME AND CALL TO ORDER**

Board President Bob Still called the meeting to order at 2:04 p.m.

**II. ROLL CALL OF DIRECTORS**

Present: Bob Still, President; Scott Chivinski, Vice President; Lisa Laudeman Jones, Secretary; Joe Haggerty, Treasurer; Richard Hardy, Director; Troy Lipp via Zoom, Director; Frank Miller, Director; Rebekah Tolar, Director; and Debra Davis, Community Manager.

Absent, Ryan Achenbach, Director. Mr. Achenbach attended the Executive Session, via telephone.

Member Sign-In Sheet is filed with the Minutes.

**III. APPROVAL OF THE MINUTES OF THE 2020 ANNUAL MEMBERSHIP MEETING**

Mr. Still asked for a motion to approve the 2020 Annual Membership Meeting Minutes.

*Motion* by Member, Davis Tyson, seconded by Member David Mengle to approve the Minutes from the 2020 Annual Membership Meeting.

Motion carried by Unanimous Consent.

**IV. PRESIDENT's REPORT**

Mr. Still welcomed the Members attending in-person and those via the Zoom platform.

**V. TREASURER's REPORT**

Mr. Haggerty provided a 2020 Financial Review. Information was included in the Annual Membership Meeting Packet and filed with the Minutes.

Mr. Haggerty mentioned the role of the Finance Committee. Mr. Haggerty indicated the Finance Committee recommended the financial audit performed every four to five years be changed to an annual audit due to the size of the Reserve Funds.

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Initials

Lot #1041 asked what is the role of the Finance Committee and the Budget Process. Mr. Haggerty indicated the Finance Committee reviews the Budget prior to the BOD review and is only an advisory committee.

**VI. CAI GOLD STAR COMMUNITY REGOGNITION PRESENTATION**

Mr. Still introduce Member Gene McLain to present information regarding the POA CAI Gold Star Community Recognition. He explained the significance of the award and reviewed the information provided in the Annual Membership Meeting Packet. Mr. Still recognized past Board Directors that assisted in the process.

Mr. McLain indicated the POA previously applied for Gold Star status and was denied due to the Reserve Funds available at that time. As the POA improved the Reserve Funds, this contributed to the recognition of Gold Star Community status by CAI.

Lot #2556 asked if the Gold Star status needs to be completed each year. Communities with this status need to reapply every 3 years.

**VI. ELECTION RESULTS**

Mr. Still introduced Jan Dunkling, Inspector of Elections. Ms. Dunkling presented the election results.

Ballots Mailed:	1,446
Ballots Received:	400
Disqualified Ballots:	7
Number of less than 4 votes:	560
Percentage Ballots Received:	28%
Total Votes for Mike Flynn	277
Total Votes for Frank Miller (Incumbent)	316
Total Votes for Rebekah Tolar (Incumbent)	259
Write-in Votes for Alternate Board Director	188
Write-in Votes for Steve Kesselmeyer	96
Write-in Votes for David Tyson	65

Ms. Dunkling also reported that 19 people received 1 vote and 4 with 2 votes.

Lot #1471 asked if only 400 ballots received but 560 had votes less than 4 how can that happen. Ms. Dunkling explained that each ballot is worth 4 votes on each line and every line must add up to 4 votes.

Lot #1471 asked to confirm the write-in votes of 188. Ms. Dunkling confirmed there were 188 total votes for write-in candidates.

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Initials

Lot #2120 thanked Ms. Dunkling and the volunteers who participated in the ballot count. Member indicated she observed the count and was very impressed with the process.

Ms. Dunkling indicated she was asked by the Board of Directors to present her process at a future Open Board Meeting.

The new Board of Directors went into Executive Session to select Officers.

#### **EXECUTIVE SESSION OF NEW BOARD**

Ms. Davis presented the Officers and new Board Directors to the Members.

President:	Lisa Laudeman Jones
Vice President:	Troy Lipp
Treasurer:	Rebekah Tolar
Secretary:	Ryan Achenbach
Director:	Scott Chivinski
Director:	Michael Flynn
Director:	Joe Haggerty
Director:	Richard Hardy
Director:	Frank Miller

#### **OPEN FORUM WITH NEW BOARD**

No Member questions/comments presented.

#### **ADJOURNMENT**

Motion to Adjourn: 3:17 p.m.

#### **NEXT ANNUAL MEMBERSHIP MEETING**

Sunday, August 14, 2022 at 2:00 p.m.

Respectfully Submitted by:

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Lisa Laudeman Jones, Secretary

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Approval Date