



Lake Wynonah Property Owners Association 2024 Annual Membership Meeting Minutes

The Lake Wynonah Property Owners Association (LWPOA) held its Annual Membership Meeting on the 18th day of August 2024 at 2:00 p.m.

WELCOME AND CALL TO ORDER

- Board President Lisa Laudeman Jones called the meeting to order at 2:01 p.m. She led the Membership in the Pledge of Allegiance and offered a moment of silence for Members who passed since our last meeting.

ROLL CALL OF DIRECTORS

- Present: Lisa Laudeman Jones, President; Frank Miller, Vice President; Brian Magazu, Secretary; Mike Flynn, Treasurer; Shawn Wootten, Assistant Treasurer; Steve Kesselmeier, Director; Susan Hummel, Director; Bob McQueary, Director; John Root, Director

APPROVAL OF THE MINUTES OF THE 2023 ANNUAL MEMBERSHIP MEETING

- Brian Magazu presented the 2023 Annual Membership Meeting Minutes to the Membership for approval. *Motion* by Member 2138, seconded by Member 1041 to approve the Minutes from the 2023 Annual Membership Meeting. Motion carried by unanimous consent.

BOARD OF DIRECTORS (BOD) REVIEW

- Mike Flynn provided a 2023 Financial Review. This information was included in the annual membership meeting packet and filed along with the minutes.
- Lisa Laudeman Jones thanked the Board of Directors (BOD) for their work during the board year and asked each Director to summarize their significant accomplishments:
 - Bob McQueary detailed the invigoration of the Dam Committee. He shared details of Benesch Engineering tasks and plans. Bob shared; engineering studies will soon yield to decisions on mitigation actions in 2025.
 - Brian Magazu complemented the other 8 BOD members and the First Residential staff for overcoming adversity this past year and maintaining focus on serving the community. He praised the Fish & Boat Committee for a successful Trout Rodeo and for their work with the Lakes Committee. Brian closed stating, as Secretary, 35 agendas and minutes were drafted, coordinated, and finalized for the record. He asked the membership for feedback.
 - John Root thanked Frank Miller for his years of dedication to the community, the Lodge, and the Lodge Committee.
 - Frank Miller thanked all the volunteers who make the Lodge a fun and affordable place to enjoy the company of fellow Members, residents, and guests.

- Shawn Wootten thanked the other BOD members for a productive year. Mike Flynn mused that he was glad to be finished! He then reminded the membership that the LWPOA has amassed large capital reserves to prepare the Community for the large projects ahead.
- Steve Kesselmeier praised the Board and Membership for all that was accomplished this year. He highlighted the new outdoor amenity at the lodge, the revitalization of the Dam Committee and thanked the Membership for enacting electronic voting. Steve closed by making a pitch for new Safety and Security Committee volunteers.
- Susan Hummel thanked the Lakes Committee for their untiring effort to scientifically monitor and record lake water quality, and for their drive to educate our community. She closed plugging the Lake Committee meeting, in the office, on August 20, 2024, at 6:30p.m.
- Mike Flynn recounted his three years as Treasurer. He specifically highlighted the creation of a better security contract with KRE. He looked forward to seeing the results of our new, more efficient collections contractor, KCC. Mike closed by cautioning the Membership that future Treasures should be bound by a coordinated and approved investment strategy.
- Frank Miller highlighted his years of joyful work as an active member of the lodge and the Board. The membership interrupted his humble comments. Members recited stories highlighting Frank's commitment to people in need. The membership and BOD honored Frank with a standing ovation.
- Lisa closed the review thanking all the Directors for a productive year. She advised the new board that there is much to do, such as staff and volunteer succession planning. She praised Steve Kesselmeier for his persistent and positive actions. She was prepared to pass the gavel as President and, she looked forward to serving the community. Lisa closed with a special acknowledgment to departing Board members: Mike Flynn, Frank Miller, and John Root.

Inspector of Elections Jan Dunking and assistant Dot Murphy were thanked for their service to the community. The meeting was turned over to them in order to announce the election results.

MANAGEMENT UPDATE

Liz Reifinger, Community Manager, provided details on the numerous and significant changes to the LWPOA staff, equipment, amenities, infrastructure, and procedures since our last Annual Member Meeting.

ELECTION RESULTS

Jan Dunkling, Inspector of Elections, presented the election results:

Ballots Mailed:	1,441
Ballots Received:	328
Disqualified Ballots:	10
Ballots with less than 3 votes:	76
Percentage Ballots Received:	23%
Total Votes for Hervey Breault II:	253
Total Votes for R. Dean Gherghel:	154
Total Votes for Michael Gravinese:	48
Total Votes for Richard Hardy:	270
Total Votes for John Paul Marceau:	162

Write-in Votes were: 21, several members received from 1 to 20 votes each.

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

EXECUTIVE SESSION OF THE NEW BOARD

Ms. Reifinger presented the new LWPOA BOD officers and directors to the Membership.

President:	Steve Kesselmeyer
Vice President:	Brian Magazu
Treasurer:	John Paul Marceau
Assistant Treasurer:	Shawn Wootten
Secretary:	Susan Hummel
Director:	Hervey "Herv" Breault II
Director:	Richard Hardy
Director:	Lisa Laudeman Jones
Director:	Bob McQueary

OPEN FORUM WITH NEW BOARD

- Member 2556 asked for additional details about the treasures report. Mike Flynn responded.
- Member 2138 thanked the previous BOD, especially the Security Committee.
- Member 2125 asked about a community Emergency Management Plan/Process. The new BOD said they would appreciate input from the community. Joe Branca said he'd help develop a plan.
- Member 1041 thanked the outgoing BOD members.
- New BOD member, Richard Hardy summarized the Plum Creek Municipal Authority meeting that took place on August 20th. Mike Flynn added that South Manheim Township's monthly meetings are held on the 1st Wednesday of each month and The Wayne Township's monthly meetings are held on the 3rd Tuesday of each month.

THE NEXT ANNUAL MEMBERSHIP MEETING

Sunday, August 17, 2025, at 2:00 p.m., at the Community office basement.

ADJOURNMENT

With no further business, Member 2556 offered a motion to adjourn the meeting, seconded by Member 1041. Given a unanimous voice vote, the meeting was adjourned at 2:52 p.m.

Respectfully Submitted by:

Brian Magazu, Secretary

Approval Date