



**Lake Wynonah Property Owners Association
Board of Directors Meeting Minutes
Monday, March 6, 2023 6:00 p.m.**

Welcome and Call to Order

Board President Lisa Laudeman Jones called the meeting to order at 6:09 p.m.

Roll Call

Present: Lisa Laudeman Jones, President; Susan Hummel, Secretary; Mike Flynn, Treasurer; Directors Troy Lipp, Rebekah Tolar, Steve Kesselmeyer, Ryan Achenbach, Scott Chivinski

Heather Haspert, CM

Absent: Frank Miller, Vice President

Guest present: Kim Gialanella, FSR Regional Director

President's Report:

- PCMA - still working with DEP to get the plan in process
- Jan Dunkling will continue as Elections Inspector for Board elections 2023. Nominating Committee members are Paul Pfeiffenberger, Michelle Roman, a third person is needed. Paul will present a revised nomination document for Board review in April.

Minutes Approval

Motion by Steve Kesselmeyer and Second by Troy Lipp to approve February 2023 workshop minutes. Motion carried by all.

Treasurer's Report

- Motion by Steve Kesselmeyer and Second by Scott Chivinsky to accept the Treasurer's report. Motion carried by all.
- Member has owed fees since 2013 and has made an offer to make a partial final payment upon sale of house. Motion by Mike Flynn and Second by Troy Lipp to reject the offer and to proceed with summary judgement. Motion carried by all.

- Chevy Trax leased by LWPOA - lease agreement is for 10,000 miles annually. Options considered are to finish the lease or to buy it now for about \$17,600. Motion by Steve Kesselmeyer and Second by Scott Chivinsky to purchase the Chevy Trax. Motion carried by 7 yeas and 1 nay.

Community Manager's Report

- Heather Haspert shared Handout that comprises weekly updates.
- Need Grill and Oven cleaned in Lodge
- Connect system sample page shows how work orders for maintenance can be viewed, can be customized for in-house or bid projects, Directors have read-only access
- LWPOA needs to purchase a security boat because the present one is not functional. Perhaps a pontoon boat should be considered.
- Safety for Security staff - can taser be a consideration? No.
- Safety for office staff - when irate members confront staff in the office Security needs to be called and State Police if warranted. Cameras in the office that record sound may be helpful.
- Lakes - PALMS conference was educational . CM would like to hold a Lakes event in July to educate members about how to keep our lakes healthy.
- Two Consultants proposals to monitor and treat the lakes were reviewed. Directors decided to fund treatment only with a contract with Aquatic Environmental Consultants, Inc. with the understanding that the Lakes Committee volunteers will be providing monthly monitoring of the lakes using purchased equipment and test kits.
- A speed bump on Running Deer Drive will be removed because it is a hazard
- Member wants to purchase the LWPOA-owned lot abutting his lot. Board will communicate with the member regarding the status of the lot.
- The Reserve Study request for bids has gone out; one vendor has submitted a bid and 3 more bids may come in shortly.

Committee updates

- Motion by Lisa Laudeman-Jones and Second by Ryan Achenbach to Deactivate the Marketing and Communication Committees and reevaluate their purpose. Motion carried by all.

Old Business

- Review of Civic Events Calendar. July 4 Boat Parade is approved.

- A Committee must be sanctioned by the LWPOA in order to advertise their events to the Lake Wynonah community members using LWPOA resources. Any classes offered by persons or businesses cannot advertise using official Lake Wynonah resources.
- Speeding is not permitted inside the community or on the roads leading into or out of the community from highway 183. 20 mph is the speed limit. Drivers caught speeding beyond the entry/exit gates will be issued a warning.

New Business

- Zoom meetings need to be facilitated for Open Board Meetings. Motion by Lisa Laudeman-Jones and Second by Scott Chivinski to nominate Paul Lund as Technical Advisor for Open Board meetings. Motion carried by all.

Executive Session

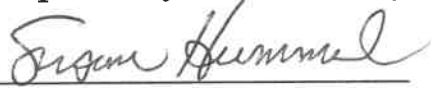
Next Workshop Meeting Date

Wednesday April 08, 2023

Adjournment

Meeting Adjourned at 8:57 p.m.

Respectfully Submitted by


Susan Hummel, Secretary

4/4/2023
Approval Date

March 6, 2023 Board Actions

- Motion by Steve Kesselmeyer and Second by Troy Lipp to approve February 2023 workshop minutes. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach

- Motion by Steve Kesselmeyer and Second by Scott Chivinski to accept Treasurer's report. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach
- Member has owed fees since 2013 and has made an offer to make a partial final payment upon sale of house. Motion by Mike Flynn and Second by Troy Lipp to reject the offer and to proceed with summary judgement. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach
- Motion by Steve Kesselmeyer and Second by Scott Chivinsky to purchase the Chevy Trax. Motion carried by 7 yeas and 1 nay.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Steve Kesselmeyer, Ryan Achenbach
Director Votes - Nay
Susan Hummel
- Motion by Lisa Laudeman-Jones and Second by Ryan Achenbach to Deactivate the Marketing and Communication Committees and reevaluate their purpose. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach
- Motion by Lisa Laudeman-Jones and Second by Scott Chivinski to nominate Paul Lund as Technical Advisor for Open Board meetings. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach

Board of Directors Budget Meeting March 8, 2023

Directors met to continue Budget review. Directors present: Lisa Laudemen-Jones, Scott Chivinski, Susan Hummel, Mike Flynn, Rebekah Tolar, Troy Lipp, Ryan Achenbach, Steve Kesselmeyer. Director absent: Frank Miller

Motion by Steve Kesselmeyer and Second by Susan Hummel to approve the proposed Operating Budget as presented. Motion carried by all.

Motion by Ryan Achenbach and Second by Troy Lipp to approve the proposed Capital Budget as presented. Motion carried by all.