



**Lake Wynonah Property Owners Association
Board of Directors Meeting Minutes
Tuesday, 19 September 2023, planned start 6:00 pm**

The Lake Wynonah Property Owners Association (LWPOA) Board of Directors (BOD) held a supplemental meeting on this date.

CALL TO ORDER

Board President Lisa Laudeman-Jones called the meeting to order at 6:01 pm.

ROLL CALL OF DIRECTORS

Name	Position	Present	Virtual	Absent
Lisa Laudeman Jones	President	X	-	-
Frank Miller	Vice President	X	-	-
Brian Magazu	Secretary	X	-	-
Mike Flynn	Treasurer	-	-	X
Shawn Wootten	Assistant Treasurer	X	-	-
Susan Hummel	Director	X	-	-
Steve Kesselmeyer	Director	X	-	-
Bob McQueary	Director	X	-	-
Rebekah Tolar	Director	-	-	X
Heather Haspert	Community Manager	X	-	-
Steve Sugarman	Attorney	X	-	-

NEW BUSINESS

1. Members presented a proposal to build four (4) new pickleball courts. Here are the highlights of their proposal:
 - a. LWPOA's current pickleball courts are located on existing tennis courts.
 - b. It was estimated that 100 residents actively play pickleball.
 - c. New pickleball courts may bring upwards of 200 users.
 - d. Pickleball courts are a desired amenity for new and existing members and residents.
 - e. Many board members thanked the Members for bringing this new desired amenity to the BOD's attention. The BOD was clear to point out, LWPOA funds are being reserved for projects impacting a larger portion of our membership. Many fund-raising suggestions were offered to defray the costs of constructing the new courts. The Pickleball working group is expected to return to a future BOD meeting with a plan to fund this project.
 - f. Additional discussion took place to help deconflict tennis and pickleball users. Use of a LWPOA Office "Event Form" can reserve single and reoccurring court times.

2. Orientation of Attorney Sugarman and the BOD
 - a. Many topics were discussed. Here is a summary of the tasks Attorney Sugarman was asked to pursue on behalf of the LWPOA:
 - i. Perform by-laws and deed restrictions review and make recommendations. One discussed interest area was elections and electronic voting.
 - ii. Enforceable collections policies and procedures. Including the statutory lien processes.
 - iii. Search, survey and review all relevant legal LWPOA documents and definitions.
 - iv. Use of Body-cameras.

- v. Collection of license plate numbers.
 - vi. Summary legal review for municipality feasibility.
 - vii. Dues collections for capital improvements.
 - viii. Steve made a motion to make the items above our attorney's task priorities. Bob seconded the motion. All present voted 'yea.' The motion carried.
- b. Attorney Sugarman offered the following advice:
- i. Obtain and consider guidance and counsel from third party professionals: attorneys, auditors, engineers...
 - ii. Understand the Pennsylvania Planned Community Act provisions.
 - iii. Review insurance policies to ensure the LWPOA is not under insured.
3. Steve made a motion to allocate \$1,000 for a computer for the Assistant Treasurer. Frank seconded it. All present voted 'yea.' The motion carried.
4. BOD discussed the Pickleball Courts proposal:
- a. Attorney Sugarman suggested a sound study for the 4 new courts. All board members present agreed to fund a sound study.
 - b. Brian suggested the board make a preliminary site selection to make the sound study more relevant. All present agreed.
 - c. Brian made a motion to select Pickleball location #3 and allocate \$2,500 to perform a sound study for that site. Steve seconded the motion, after additional discussion 6 members voted 'yea,' 1 member voted 'nay.' The motion carried.
 - d. Heather will research and report back to the BOD the estimated scope and cost to perform a sound study and provide the BOD with the LWPOA cost impacts to insure and maintain 4 pickle ball courts.

CLOSING COMMENTS BY THE BOD/PRESIDENT - None made.

ADJOURNMENT

There were no further comments from the BOD members.

Bob made a motion to adjourn the meeting. Brian seconded the motion to adjourn, with no further business, this meeting adjourned at 8:25 pm.

Respectfully Submitted by:


Brian Magazu, Secretary Approved

1. Motion by Brian Magazu, seconded by Frank Miller to approve the BOD meeting minutes from the 5 September 2023, Lake Wynonah Board of Directors Meeting. Motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, Bob McQueary.

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Flynn and Rebekah Tolar.

2. Motion by Steve Kesselmeyer, seconded by Frank Miller to provide \$1,000 to purchase a laptop for the BOD’s Assistance Treasurer. Motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, and Bob McQueary.

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Flynn and Rebekah Tolar.

3. Motion by Brian Magazu, seconded by Steve Kesselmeyer to provide \$2,500 to conduct a Sound Study for the potential addition of four Pickle-Ball courts adjacent to the existing tennis courts. Motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, and Bob McQueary.

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Flynn and Rebekah Tolar.

4. Motion by Bob McQueary, seconded by Brian Magazu to adjourn the meeting at 8:25pm. Motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, and Bob McQueary.

Director Votes – Nay _____

None

Director Votes – Abstain or Absent

Mike Flynn and Rebekah Tolar.

Addendum complete.