



**Lake Wynonah Property Owners Association  
Board of Directors Workshop Meeting Minutes**

The Lake Wynonah Board of Directors held its monthly Workshop, via Zoom Platform on the 8<sup>th</sup> day of June, at 6:30 p.m.

**I. WELCOME AND CALL TO ORDER**

Board President Bob Still called the meeting to order at 6:35 p.m.

**II. ROLL CALL OF DIRECTORS**

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

**III. PRESIDENT's REPORT**

Mr. Still welcomed the Directors and indicated the purpose of this workshop is to discuss current struggles with Allied and security issues within the POA.

**IV. APPROVAL OF THE MINUTES OF THE FEBRUARY 2021 BOARD WORKSHOP AND OPEN MEETING**

Mr. Still asked for a Motion to approve the Minutes as presented for the May 10, 2021 Board Workshop Meeting and the May 17, 2021 Open Board Meeting.

*Motion* by Joe Haggerty, seconded by Frank Miller to approve the Minutes from the May 10, 2021 Workshop and the May 17, 2021 Open Board Meeting.  
Motion carried by a 9 Yea 0 Nay vote.

**V. TREASURER's REPORT**

Mr. Haggerty reported that the May financials were not complete. Mr. Haggerty informed the Directors that a previous issue with an employee's Savings Plan contribution has been resolved.

**VI. SAFETY AND SECURITY COMMITTEE**

Mr. Still reviewed the 5 applicants for the Committee and mentioned all but one applicant had some level of security experience. Mr. Lipp recommended approving the 5 Members that applied. Mr. Haggerty asked if Mr. Lipp would be a member or liaison only. Mr. Lipp indicated he would be liaison only.

  
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Committee Members are:

Joe Branca  
Keith Frederick  
John Glowa  
Joseph (Ted) Hafer  
Steve Kesselmeier

***Motion*** by Lisa Laudeman Jones, seconded by Frank Miller to approve the 5 applicants as Members of the Safety and Security Committee.  
Motion carried by a 9 Yea 0 Nay vote.

## **VI. COMMUNITY SAFETY ISSUES**

Mr. Still began the discussion mentioning that the Directors had various conversations regarding the safety of the Community these past months. Mr. Still also mentioned that Allied was experiencing the same staffing issues as other employers in the area.

Ms. Davis updated the Directors regarding her continued conversations with Allied supervisor Tyler Hoff to assist in the transition for new Allied staff working at Lake Wynonah.

Mr. Haggerty suggested the POA consider a new security firm. Mr. Lipp recommended that the newly formed Safety and Security Committee be tasked with that project.

A discussion ensued regarding how to assist in the retention of employees working security for Lake Wynonah. Various options were discussed. Ms. Davis mentioned that Allied will be adding a sign-on bonus for new employees as many other employers in the area offer. Mr. Haggerty mentioned that any significant salary increase could place the budget in a deficit.

A discussion occurred regarding increasing salary for current Allied staff. A discussion also ensued regarding a salary increase for new employees after a successful completion of a 90-day probationary period.

***Motion*** by Lisa Laudeman Jones, seconded by Frank Miller to approve the requested increase for current security staff and add a salary increase for new hires after a successful completion of a 90- day probationary period.

Motion carried by a 9 Yea 0 Nay vote.

## **VII. OLD BUSINESS**

**Lodge Committee Report** – Mr. Miller reported that the Lodge reopening weekend was successful. Mr. Still indicated the Committee and volunteers did a great job and the food was good.

Mr. Miller is requesting the POA consider paying for a Lodge Manager. Mr. Haggerty indicated during the recent Finance Committee meeting, the suggestion was made for a member survey regarding member desires at the lodge and their willingness to pay higher dues if required. The BOD agreed that they will continue to review the funds on a monthly basis and address funding as needed.

  
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## ROUNDTABLE DISCUSSION

Mr. Achenbach reported that the Deed Restrictions and Review Committee held its first meeting. Susan Hummel was appointed Chair and Ryan Achenbach was appointed Secretary. Committee will use the Slack application for communication. Beginning approach will be to breakdown the Deed Restrictions into similar sections. Committee will utilize Survey Monkey for Community input.

Mr. Lipp asked why the Marina ran out of gas. Mr. Haggerty reported that when gas prices spiked due to the Colonial hack, we only took 1,000 gallons to get us through the Memorial Day weekend. A subsequent tank check after the weekend was missed. Once discovered, vendor was contacted but had no delivery truck available. Mr. Lipp suggested that the fuel level be checked each Monday and fuel ordered accordingly.

Civic submitted a request to have food vendors at the pool area 7 days a week during the summer season. Trucks will sell food, ice cream and other treats. Trucks to stop selling hot food on a Friday and Saturday evening when the Lodge is open for business. POA will do its best effort to keep the pool open during published hours.

Ms. Davis updated the Directors on the status of the part-time Member dumpsters. Security is provided a list of Members paying for the dumpster use. The lock on the middle dumpster is broken and will be repaired. Ms. Davis to send email to part-time Members that there are permitted 1-2 bags of trash per week. Fencing the perimeter of the area was also discussed and Ms. Davis will investigate with Maintenance.

Mr. Haggerty updated the Directors on the review of the Ski Slope property visited by a some of the Directors. Mr. Still mentioned the area appears to have a lot of possibilities for developing walking trails. There was a consensus among the Directors to explore options. A Committee will be developed and Community volunteers will be solicited to explore property options. Mr. Lipp mentioned that we may be able to contact the Boy Scouts to assist in the development.

Mr. Chivinski indicated that there are minor changes to the Sediment and Erosion permit adding member and contractor signature areas. Ms. Davis reminded the Directors that changes will need to be made to the Membership Handbook to reflect the current permit process.

Mr. Lipp requested that a dock be placed off Tomahawk Park for fishing. Mr. Achenbach indicated he would do an underground fish review and it was suggested that Maintenance look into a permanent dock for the area.

  
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**NEXT BOARD WORKSHOP MEETING DATE**

Monday, July 12, 2021 at 6:00 p.m.

**ADJOURNMENT**

***Motion*** by Frank Miller to adjourn the meeting at 8:35 p.m., seconded by Scott Chivinski.  
Motion carried by a 9 Yea and 0 No vote.

Respectfully Submitted by:



Lisa Laudeman Jones, Secretary

7-11-2021

Approval Date

June 8, 2021 Board Motion Page

***Motion*** by Joe Haggerty, seconded by Frank Miller to approve the Minutes from the May 10, 2021 Workshop and the May 17, 2021 Open Board Meeting.

Motion carried by a 9 Yea 0 Nay vote

Director Votes – Yea.

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

***Motion*** by Lisa Laudeman Jones, seconded by Frank Miller to approve the 5 applicants as Members of the Safety and Security Committee.

Motion carried by a 9 Yea 0 Nay vote

Director Votes – Yea.

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

***Motion*** by Lisa Laudeman Jones, seconded by Frank Miller to approve the requested increase for current security staff and add a salary increase for new hires after a successful completion of a 90- day probationary period.

Motion carried by a 9 Yea 0 Nay vote.

Director Votes – Yea.

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

  
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June 8, 2021 Board Motion Page, cont.

**Motion** by Joe Haggerty, via email on June 4, 2021, seconded by Scott Chivinski to accept the proposals of Folk Paving and Martin Paving for a total of \$192,193 for the 2021 road work. The quotes were based on tar indexes of 495 and 510 respectively and so the final bill may be slightly different depending on the index at the time of work.

Motion carried by a 9 Yea 0 Nay vote

Director Votes – Yea.

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

  
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