



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

The Lake Wynonah Board of Directors held its Open Meeting via Zoom Platform on the 17th day of May, at 7:00 p.m.

I. WELCOME AND CALL TO ORDER

Board President Bob Still called the meeting to order at 7:04 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. MOTION TO APPROVE NEW MEMBERS

Mr. Still asked for a motion to approve the new Member list as presented in the agenda.

Motion by Ryan Achenbach, seconded by Frank Miller to approve the new Members as presented.

Motion carried by a 9 Yea 0 Nay vote.

IV. PRESIDENT's REPORT

Mr. Still thanked the POA staff for transition from COVID to full opening. Mr. Still mentioned receiving numerous emails regarding submission of comments on the proposed PMCA 537 Plan. Mr. Still thanked those Members for submitting comments. He mentioned the proposed new fee of \$50 per year for administration and private haulers. Mr. Still mentioned comments could result in additional revisions to the plan prior to submission to DEP for final approval.

V. TREASURER's REPORT

See report included in Meeting Packet.



Initials

VI. COMMUNITY MANAGER's REPORT

Ms. Davis provided the Community Manager's Report in the meeting packet available to Members. Ms. Davis also introduced Gabriella Brown as the new office Administrative Assistant and thanked all the Members for their cooperation during COVID.

VII. COMMITTEE/ GROUP REPORTS

Lakes Committee – Mr. Chivinski thanked the Lakes Committee Members for all they are doing to ensure our waters are clean and safe. Barb Still, a member of the Lakes Committee, presented information on recent water testing of Lake Wynonah. Test results are available on the Lake Wynonah Website. Ms. Still also mentioned that testing will be performed on Fawn Lake in the near future.

Nominating Committee – Gene McLain, Committee Chair, briefed Members that the Nominating Committee is on track for the election. Mr. McLain thanked Chris Branca for volunteering to help with ballot mailing.

Mr. Still mentioned that candidate ballots are due in the Business Office by 5:00 p.m. on Tuesday, June 1, 2021. Mr. Still discussed options used to fill a Board Director vacancy. Survey results showed Members preferred the 4th place candidate be seated for the most recent opening but desired a Bylaw change to include a process to fill a future Board vacancy.

Mr. McLain requested that a motion be made to accept the proposed resolution to change the ballot language to include a vote for a 4th place alternate. A discuss ensued regarding the request, ending with a motion to accept the proposed language.

Motion by Scott Chivinski, seconded by Joe Haggerty to approve the addition of a 4th place candidate vote on the 2021 ballot.

Motion carried by a 9 Yea 0 Nay vote.

Deed Restrictions Review Committee – Mr. Still thanked all Members that submitted applications to volunteer on the committee then introduced the new members and Board Liaison. Committee Members are: Susan Hummel, Craig Covell, Troy Jenkins and Steve Kesselmeyer. Board Liaison is Ryan Achenbach. Mr. Achenbach indicated he would be reaching out to the Committee Members to setup their initial meeting.

Lodge Committee – Mr. Miller indicated the Lodge would reopen on Friday, June 4, 2021, with a limited bar and food menu. The Lodge will follow current CDC and State guidelines. Mr. Miller mentioned that the Lodge freezers need to be replaced prior to opening.

Motion by Joe Haggerty, seconded by Troy Lipp to approve \$1,800 for the purchase of two new freezers for the Lodge. Motion carried by a 9 Yea 0 Nay vote.



Initials

VIX. UNFINISHED BUSINESS

Mr. Chivinski presented that the new Sediment and Erosion permit fees will be assigned to the contractor, not the Member. Banning of contractors may result should contractors not follow the new guidelines. Member John Glowa indicated that there was no mention of the number of offenses that would ban a contractor from working in the POA.

Mr. Chivinski made a motion to accept the new permit language as written by the Architectural Review Committee.

Motion by Scott Chivinski, seconded by Ryan Achenbach to approve Sediment and Erosion permit language as written by the Architectural Review Committee.
Motion carried by a 9 Yea 0 Nay vote.

Mr. Still discussed the creation of a new Safety and Security Committee. Mr. Still indicated that a Committee was established in 2016. During the May 2021 Board Workshop, Directors rescinded the Charter created in 2016 and passed a revised Resolution and Charter. Members interested in volunteering for the Committee may submit their application by June 1, 2021, for consideration. Troy Lipp is the Board Liaison for the Committee.

NEW BUSINESS

There was no New Business discussed during this Open Board Meeting.

NEXT OPEN BOARD MEETING DATE

The next Open Board Meeting will be the Annual Membership Meeting held on Sunday, August 15, 2021, at 2:00 p.m.

OPEN FORUM

Lot #2620 – Member mentioned he had asked at a previous Open Meeting how inspections would occur. Member suggested a policy that would be upheld even if a Director would not be available for inspection. Mr. Achenbach mentioned the Directors discussed this in great detail and liked the policy option.

Lot # 2047 – Asked if the new Safety and Security Committee would include water and boating safety. Yes, the new Committee will include all POA safety and security.

Lot #2620 – Member commented that when he served as a Board Director he was aware of language that a family member would not serve on the Nominating Committee if a family member was running for a Board seat. Mr. Still indicated he was not running for a Board seat this year therefore there was no conflict with the Nominating Committee members.



Initials

OPEN FORUM, cont.

Lot #2047 – Asked if Directors had any comments regarding boating safety. Mr. Haggerty indicated additional funds were budgeted for increased safety patrols this season up to an additional 12 hours. Mr. Haggerty also indicated that the POA was looking for an additional security boat. He also indicated that Allied is actively recruiting additional staff to assist with boat patrols. Mr. Lipp indicated that additional security will help ease issues. Mr. Lipp mentioned he would rather one good boat on patrol which would be serviced by a qualified marine technician.

Lot #897 – Asked how the safety of participants of the upcoming Trout Rodeo will be addressed. The Rodeo this year will be virtual with fishing at A Dock with precautions in place. A discussion ensued regarding the safety on allowing fishing on rocks on the lakes. Mr. Still recommended that this topic be discussed at the upcoming June Workshop and request input from the Fish and Boat Group.

Lot #2047 – Mentioned she called Security recently and thanked them for their quick response and recommended to other Members that you can call Security as they are there for the Community.

ADJOURNMENT

Motion by Joe Haggerty to adjourn the meeting at 8:47 p.m., seconded by Frank Miller.
Motion carried by a 9 Yea and 0 No vote.

Respectfully Submitted by:



Lisa Laudeman Jones, Secretary



Approval Date

Motion by Ryan Achenbach, seconded by Frank Miller to approve the new Members as presented.

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 Scott Chivinski, seconded by Joe Haggerty to approve the addition of a 4th place candidate vote on the 2021 Ballot.

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 Joe Haggerty, seconded by Troy Lipp to approve \$1,800 for the purchase of two new freezers for the Lodge. 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 Scott Chivinski, seconded by Ryan Achenbach to approve Sediment and Erosion permit language as written by the Architectural Review 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



Initials



**Lake Wynonah Property Owners Association
Open Board of Directors Meeting Agenda
Monday, May 17, 2021
New Member List Addendum**

- 126 Hogan Drive – Lot with House with 2 Extra Lots (#125 & #127)**
- 531 Wynonah Drive – Lot with House**
- 581 Wynonah Drive – Lot with House**
- 701 Wynonah Drive – Lot with House**
- 873 Read Oak Cove – Lot Only**
- 978 Indian Drive – Lot with House**
- 1022 Pueblo Drive – Lot with House (Lots 1021 & 1023 are now combined)**
- 1248 Running Deer Drive – Lot with House**
- 1517 Pinto Cove – Lot with House and Extra Lot (#1518)**
- 1541 Wynonah Drive – Lot with House**
- 1672 Buckaroo Drive – Lot with House**
- 1914 Wynonah Drive – Lot Only**
- 2249 Wynonah Drive – Lot with House and Extra Lot (#2251)**

April 2021 Income Summary

	Actual	Apr-21 Budget	Variance	Comments
Gross Income	\$ 181,962	\$ 190,586	\$ (8,624)	Legal income, Membership Fees, boat registrations, dock rentals, late fees and fines all lower than budget
Less Expenses:				
Bad debt	\$ 6,667	\$ 6,667	\$ -	
General Maintenance and repair	\$ 27,152	\$ 31,988	\$ 4,836	Favorable spending for cleaning and supplies and lower security expense due to over accruing in March
Grounds Maintenance	\$ 752	\$ 908	\$ 156	
Recreation	\$ 38	\$ 53	\$ 15	
Payroll	\$ 25,427	\$ 27,675	\$ 2,248	Favorable administrative and maintenance payroll
Utilities	\$ 2,802	\$ 1,816	\$ (986)	Higher electric spending
Insurance & Taxes	\$ 8,444	\$ 8,900	\$ 456	Liability spending below budget
Administrative	\$ 18,091	\$ 17,373	\$ (718)	Favorable supply expense and vehicle expenses offset by \$2,500 payment to lodge for startup.
Professional Service	\$ 6,272	\$ 14,921	\$ 8,649	Both legal and collection expenses under budget
Total Expense	\$ 95,645	\$ 110,301	\$ 14,656	
Net Oper Income	\$ 86,317	\$ 80,285	\$ 6,032	
Less:				
Prior Defecit	\$ 4,026	\$ 4,026	\$ -	
Dam Reserve	\$ 33,333	\$ 33,333	\$ -	
Reserve Repair and Replacement	\$ 27,083	\$ 27,083	\$ -	
Net Income/Loss after reserve expense	\$ 21,875	\$ 15,843	\$ 6,032	

Reserve Activity Summary

	Capital	Repair Replacement	Dam	Total
	Apr-21			
Beginning Balance 3/31/21	\$ 681,640	\$ 2,291,943	\$ 2,437,253	\$ 5,410,836
Contributions	\$ 3,340	\$ 28,221	\$ 34,734	\$ 66,295
Outflows		\$ (7,697)	\$ -	\$ (7,697)
Pending funding		\$ -		\$ -
Reserve Writeoff Adjustments	\$ -	\$ (33)	\$ -	\$ (33)
Fund Balance 4/30/21	\$ 684,980	\$ 2,312,434	\$ 2,471,987	\$ 5,469,401
Balance Sheet Cash				\$ 5,621,036

First Service Residential MANAGEMENT REPORT May 2021

Deb Davis – Community Manager

Office:

- 1) Lifeguard and Marina attendants have been hired for the season.
- 2) Boat and Recreation stickers are being processed for the season.
- 3) Preparing for Board Elections
 - a. Electronic Application for Board of Director is on Connect.
 - b. Physical copies can be picked up in the Office.
- 4) Gabbie Brown has joined our staff.
- 5) Opened the Office to foot traffic, one person in the Office and one in the Vestibule.
- 6) Completed the waitlist for Rack rentals.

Lodge:

- 1) Inspection was completed by the Department of Agriculture, Bureau of Food Safety.
- 2) PLCB license was removed from Safe Keeping.

Grounds:

- 1) Replaced a new spigot at B Dock.
- 2) Routine maintenance on Security gates.
- 3) Routine preparation of the Community for the Summer Season:
 - a. Grass cutting
 - b. Cut down trees throughout the Community
 - c. Opened all restrooms
- 4) Restrooms at the pool are being renovated.
- 5) Roads:
 - a. Millings placed on areas throughout the Community.
 - b. Holes patch on roads throughout the Community.
- 6) Seeking bids for road work.
- 7) Additional kayak launch has been ordered.
- 8) Replaced receptacles at D Dock.
- 9) Stone placed at E Dock.
- 10) Steps at E Dock have been filled in with small stones.

Pool:

- 1) Emptied, repaired the expansion joint in the pool, cleaned, painted and filled.
- 2) Purchased 6 picnic tables for the pool.
- 3) Purchased 11 Adirondack chairs for the pool.
- 4) New pump for the slide installed.
- 5) Repair to one pool skimmer.
- 6) Installed new drain covers at the pool.
- 7) Replaced valves in the pump house.
- 8) Repaired the garage door at the pump house.

Dam:

- 1) Buoys were placed in the water.
- 2) Additional buoys have been ordered.

Our Mission:

Deliver exceptional service and solutions that enhance the value of every property and lifestyle of every resident in the communities we manage.

Security Report April 2021

SUSPICIOUS PERSONS-0

VEHICLE COMPLAINTS-

Report of a disruptive vehicle in the area of Wynonah Drive. Checked area no such vehicle was located.

Report of a dirt bike traveling at a high rate of speed near Cheyenne Drive. No dirt bike was seen in the area.

Suspicious vehicle driving slowly near Cayuga Cove. Security found vehicle residents were looking for their lost dog.

Dirt bike driving fast near D Dock. Security couldn't locate motorcycle.

NOISE COMPLAINTS-

Barking dog near Iroquois Drive. Patrol checked area. No barking dog was found.

Fireworks complaint. PSP was already investigating.

Noise complaint on Cherokee Drive. Residents having party they were told to keep the noise down.

Gun shots in the area of Running Deer Drive. Nothing suspicious was found in the area.

Dog barking. Security checked the area that was given. No dog was found

Fireworks complaint near back gate. Security checked the area, Actor were gone.

MISC. COMPLAINTS-

Complaint of children misbehaving in Sarsi Cove. Security advised the children to play elsewhere.

Fire hydrant covered by overgrown grass and trees. Maintenance was notified.

Complaint of juveniles roaming around in the middle of Navajo Drive. Security didn't locate any children in the area.

Complaint of litter at E Dock. Maintenance was notified.

Debris on roadway near Crazy Horse Drive. Security picked up debris

Home alarm going off. Residents were notified.

Juveniles throwing rocks at Navajo Drive. Checked area no juveniles were located.

Report of trash cans left at the end of the driveway on Wynonah Drive. Residents were contacted and the garbage cans were removed.

ANIMAL COMPLAINTS-

Complaint of a black dog running loose on Papoose drive. Security located dog and it was returned to the owner.

Lost Boxer type dog. Dog was found and returned to owners

CONTACT WITH OTHER AGENCIES-

Fire 2

EMS 7

State Police 5

CONTROLLED BURN- 11

Prepared by: Lance Monaghan