



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

The Lake Wynonah Board of Directors held its monthly Workshop the 14th day of September 2021, at 6:00 p.m.

I. WELCOME AND CALL TO ORDER

Board President Lisa Jones called the meeting to order at 6:02 p.m.

II. ROLL CALL OF DIRECTORS

Present: Lisa Jones, President; Troy Lipp, Vice President; Ryan Achenbach, Secretary; Mike Flynn, Treasurer; Directors: Richard Hardy, Frank Miller, and Community Manager, Deb Davis. Director Rebekah Tolar was absent.

III. PRESIDENT'S REPORT

Lisa Jones reported on her discussions with David Readinger from First Service Residential (FSR), including the details that an FSR representative will attend more Workshop Meetings as was done frequently in the past in order to maximize performance of the management company.

Ms. Jones also reported on discussions regarding the security company (Allied), Safety and Security Committee Chair Ted Hafer is to have a meeting with Allied in the very near future. Directors discussed the ongoing concerns about the performance of the security company, including difficulties in hiring/training, and continue to monitor the situation with the assistance of the Committee. Mr. Haggerty gave a brief history of how security was set up when it was "in house", including some of the various costs associated with the system versus using an outside security vendor.

Ms. Jones presented a continued draft of the Code of Conduct and the Directors discussed the documents including edits and corrections.

IV. APPROVAL OF THE MINUTES OF THE AUGUST 2021 BOARD WORKSHOP

Mr. Achenbach asked for a Motion to approve the Minutes as presented for the August 9th, 2021, Board Workshop Meeting.

Motion by Troy Lipp, seconded by Ryan Achenbach to approve the Minutes from the August 9, 2021 Workshop Meeting.
Motion carried by a 8 Yea, 0 Nay vote.

PSA
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V. TREASURER's REPORT

Mr. Flynn reported current Certificates of Deposit (CDs) have expired and have limited rollover opportunities given the requirements of the LWPOA Bylaws. Some expired CD's were moved to money market accounts at higher interest or other CDs with lower interest as available.

Mr. Flynn also presented other financial opportunities he would like to explore (power vendors, etc.) but indicated he needed approval of the Board of Directors to do so.

Motion by Ryan Achenbach, seconded by Troy Lipp to allow Mr. Flynn to explore such opportunities.

Motion carried by a 8 Yea, 0 Nay vote.

VI. COMMUNITY MANAGER's REPORT

Ms. Davis presented replacement costs for the Marina 2,000 gallon buried fuel tank, which no longer meets DEP code. Replacement possibilities include fiberglass (approx. \$24,000) and steel (approx. \$13,000) and the Directors discussed, no decision was finalized on replacement.

Ms. Davis also reported on the newly installed camera system at the Lodge, noting that some settings were updated including turning off audio recording, etc.

Ms. Davis also reported on any remaining transition items with the newly seated Directors/Officers which were limited to some standard banking transitions and keys for new Directors (Mr. Flynn).

VI. COMMITTEE/ GROUP REPORTS

Lakes Committee – Mr. Chivinski reported on current testing phase and general lake safety.

Deed Restrictions Review Committee – Mr. Achenbach reported the Committee would soon begin revising and Member surveying for Deed Restrictions #3 and 4.

Safety and Security Committee – Mr. Lipp reported that the Committee will continue working with the security company (Allied) to stabilize performance and also review other vendors.

Lodge Committee – Mr. Miller reported that the foosball table at the Lodge has been donated to the Pool. Mr. Miller also presented the current Lodge rules and asked that they be forwarded to the Membership as a general reminder since the Lodge was closed for a significant amount of time due to Covid-19 restrictions.

VIX. UNFINISHED BUSINESS


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Update Powered Wakefoil Boards – Directors discussed approval of such boards as Personal Water Craft (PWC) and how to include in the Member Handbook.

ATV License Checks – Directors discussed methods that might be used to curb underage driving of ATV/Motorcycle/UTVs.

Business Opportunity – Mr. Haggerty mentioned that a lakefront Member had approached the Community Manager about a possible business opportunity for the LWPOA and wanted to discuss it. Directors had no interest in purchasing the property if that was the Member's intent.

Lodge Exit Road – Mr. Haggerty reported he is waiting to receive bids to review with the Directors.

Fishing Locations – Mr. Achenbach reported that he is still waiting on DEP feedback on ideas for new fishing locations for the Membership.

NEW BUSINESS

Committee Liaisons – Directors discussed filling of open Committee Board liaison seats. Mr. Chivinski agreed to become the Board liaison for the Fish Committee and Mr. Flynn agreed to become the Board liaison for the Ski Slope Committee

Executive Committee – Directors approved the Executive Committee to be the current Officers.

ROUNDTABLE DISCUSSION

Directors discussed the creation of a Pool Committee, as indicated in the Bylaws. Discussed need for charter, etc. The Board will invite Member Michelle Roman to future Workshop meeting to discuss possibility for this committee.

Mr. Flynn presented a review of current investments and provided new investment ideas he has been researching since becoming Treasurer. These ideas will also be presented to the Finance Committee for review.

NEXT BOARD WORKSHOP MEETING DATE

Workshop Meeting Tuesday, October 12, 2021, at 6:00 p.m.


ADJOURNMENT

Motion by Frank Miller to adjourn the meeting at 9:30 p.m., seconded by Mike Flynn. Motion carried by a 8 Yea and 0 No vote.



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Respectfully Submitted by:



Ryan Achenbach, Secretary

10/12/2021

Approval Date

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Motion by Troy Lipp, seconded by Ryan Achenbach to approve the Minutes from the August 9, 2021 Workshop Meeting. Motion carried by an 8 Yea, 0 Nay vote.

Director Votes - Yea

Mike Flynn, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, and Frank Miller.

Director Votes – Nay

None

Motion by Ryan Achenbach, seconded by Troy Lipp to allow Mr. Flynn to explore such opportunities. Motion carried by an 8 Yea, 0 Nay vote.

Director Votes - Yea

Mike Flynn, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, and Frank Miller.

Director Votes – Nay

None



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