



**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 10th day of May, at 6:00 p.m.

I. WELCOME AND CALL TO ORDER

Board President Bob Still called the meeting to order at 6:08 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; and Frank Miller, Director; Rebekah Tolar, Director; Debra Davis, Community Manager. Guests: Janet Hooper, President LW Civic Association and Jazmine Snide, Secretary LW Civic Association.

III. CIVIC UPDATE

Members of the Civic Association met with Directors to review 2021 planned events, review financial/reporting forms and request funding for Community Day and Fall Fest. A new liaison was also assigned to the Association. Ms. Tolar will be Civic's liaison as of their May 2021 meeting.

Mr. Haggerty motioned to approve \$2,300 for Civic events.

Motion by Joe Haggerty, seconded by Frank Miller to approve \$2,300 to support Civic events. Motion carried by a 9 Yea 0 Nay vote.

IV. PRESIDENT's REPORT

Mr. Still reported that he will submit personal comments regarding the proposed 537 Plan to his township. Mr. Haggerty and Mr. Hardy will also submit personal comments to their respective townships on the 537 Plan. Mr. Still reminded the Directors that all comments are due by May 15, 2021. Mr. Haggerty will also post the comment deadline to Facebook.

V. APPROVAL OF THE MINUTES OF THE APRIL 2021 BOARD WORKSHOP

Mr. Still asked for a Motion to approve the Minutes as presented for the April 12, 2021, Board Workshop Meeting.

Motion by Joe Haggerty, seconded by Ryan Achenbach to approve the Minutes from the April 12, 2021 Workshop. Motion carried by a 9 Yea 0 Nay vote.



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VI. TREASURER's REPORT

Report is deferred until the May 17, 2021 Open Board Meeting. Financial reports are not ready at this time.

VI. COMMUNITY MANAGER's REPORT

Ms. Davis reported the office is receiving complaints regarding phone access to PCMA. Ms. Davis reported that new bouys should arrive this week and installation will occur as well. The Lodge siding project is delayed until September. Ms. Davis updated the Directors on the pool indicating that the bathroom upgrades are almost complete. Valves were replaced along with repairs to a crack in the skimmer. Maintenance will begin to fill the pool and the slide will also reopen for the upcoming season.

Ms. Davis also reported that she has requested a quote for the lifeguard building to match that of the new siding on the bathroom building. Security Boat has a new starter. Ms. Davis also requested to purchase 11 new Adirondack chairs and 6 new bench tables for the pool area. Chairs cost \$950 and the table cost is \$300. Total purchase price of \$1,250.

Ms. Davis also reported that Allied continues to evaluate the security staff and schedule and will provide updates to Management. Mr. Achenbach suggested looking at other options and systems for secure entry to the Community. Mr. Lipp suggested Allied look for an experienced supervisor to lead the security team. Mr. Lipp asked what the plan is for the next 60 days and Ms. Davis reported that Allied will bring other staff to the POA and assist with salary and work schedules.

Ms. Davis also updated Directors on the underground tanks at the Marina coming up to code with DEP to provide recommendations.

Ms. Davis reported the inside of the office opened on May 1, 2021 with no issues. Office staff continue to work on the non-power boat storage wait list. Estimates are out for road work Chip/Tar and paving. Also looking at energy providers and additional dumpsters for part-time trash with County Waste.

Motion by Joe Haggerty, seconded by Frank Miller to approve \$1,250 to purchase new chairs and tables for the pool.

Motion carried by a 9 Yea 0 Nay vote.

VII. COMMITTEE/ GROUP REPORTS

Lodge Committee – Mr. Miller mentioned that the Lodge is waiting for the return of the liquor license and plans are to reopen in June. Lodge Committee continues to interview for a Lodge Manager and Mr. Miller is working on a sink replacement.



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VIII. COMMITTEE/ GROUP REPORTS, cont.

Deed Restrictions Review Committee – Directors reviewed applications and four LW Members were selected for the Committee. Susan Hummel, Craig Covell, Troy Jenkins, and Steve Kesselmeyer. Director Ryan Achenbach was selected as the Board Liaison. Mr. Lipp motioned to accept the new members and Board Liaison.

Motion by Troy Lipp, seconded by Joe Haggerty to approve the Deed Restrictions Review Committee Members and Board Liaison.
Motion carried by a 9 Yea 0 Nay vote.

VIX. UNFINISHED BUSINESS

The Code of Conduct, Open Board Vacancy and the entry security camera update process were deferred. Nominating Committee documents deferred for update and Directors will vote via email.

Sediment & Erosion Update – ARC to review permit process for fees to be the responsibility of the contractor and contractors not following proper POA permit process may be banned from future work in the POA.

Water/Ice Machine – Mr. Achenbach continues to review options for availability at the Marina.

Recording Open Board Meetings – Mr. Achenbach continues to explore options to record Open Board Meetings.

Ski Slope Property Visit – Ms. Davis to arrange a visit of the property for May 20, 2021. Available Directors will meet at the Marina at 6:00 p.m. then visit the property.

NEW BUSINESS

Safety & Security Committee – Ms. Jones and Mr. Haggerty completed an update to the 2016 committee resolution. The Resolution and Charter were combined into one document. The new document was provided to Directors before this workshop meeting for review. Applications are being accepted and due back to the Business Office by June 1, 2021.

Motion by Lisa Jones, seconded by Joe Haggerty to rescind the 2016 Safety & Security Committee Resolution.
Motion carried by a 9 Yea 0 Nay vote.

Motion by Lisa Jones, seconded by Frank Miller to approve the new Safety & Security Committee Resolution and Charter.
Motion carried by a 9 Yea 0 Nay vote.

Motion by Lisa Jones, seconded by Joe Haggerty to approve Troy Lipp as the Board Liaison for the Safety & Security Committee.
Motion carried by a 9 Yea 0 Nay vote.



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NEW BUSINESS, cont.

Lake Wynonah Communications Committee (LWCC) – Ms. Jones reported that the Committee members will begin advertising solicitation the week of May 17, 2021. All advertising will be via the Lake Wynonah Website and Facebook. Funds from advertising will go to the Activity Fund to help support Lake Wynonah Committees and Groups.

ROUNDTABLE DISCUSSION

Mr. Achenbach reviewed three options for fishing access: Fawn Lake Dam Breast Rocks, Tomahawk Park and A Dock. He suggested opening up the rocks as there is a natural pathway through the rocks. Safety and liability concerns were discussed. Other potential area could be Sarsi Cove Swim Area. Mr. Achenbach suggested adding signs to indicate fishing at your own risk. Mr. Hardy to reach out to Rick Yutko for guidance.

Ms. Jones recommended adding a band for the evening of the Community Pool Party, July 11, 2021. Band will play at the Grove from 7:00 p.m. to 10:00 p.m.

Motion by Lisa Jones, seconded by Troy Lipp to approve Throttle 5 for a price of \$500.00 to play the evening of the Community Pool Party on July 11, 2021.
Motion carried by a 9 Yea 0 Nay vote.


NEXT BOARD WORKSHOP MEETING DATE

Open Board Meeting (via Zoom Platform) Monday, May 17, 2021, at 7:00 p.m.
Board Workshop Meeting, Monday, June 12, 2021, at 6:00 p.m.

ADJOURNMENT

Motion by Joe Haggerty to adjourn the meeting at 9:02 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

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Motion by Joe Haggerty, seconded by Frank Miller to approve \$2,300 to support Civic events.
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 Frank Miller to approve \$1,250 to purchase new chairs and
tables for the pool.
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 Troy Lipp, seconded by Joe Haggerty to approve the Deed Restrictions Review
Committee Members and Board Liaison.
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 Jones, seconded by Joe Haggerty to rescind the 2016 Safety & Security
Committee Resolution.
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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Motion by Lisa Jones, seconded by Frank Miller to approve the new Safety & Security Committee Resolution and Charter.

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 Jones, seconded by Joe Haggerty to approve the Troy Lipp as the Boar Liaison for the Safety & 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 Jones, seconded by Joe Haggerty to rescind the 2016 Safety & Security Committee Resolution.

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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