



Lake Wynonah Property Owners Association Board of Directors Workshop Meeting Minutes

The Lake Wynonah Board of Directors held its monthly Workshop August 9th, 2022, at 6:00 p.m.

WELCOME AND CALL TO ORDER

Board President Lisa Laudeman Jones called the meeting to order at 6:10 p.m.

ROLL CALL

Present: Lisa Laudeman Jones, President; Troy Lipp, Vice President; Mike Flynn, Treasurer; Ryan Achenbach, Secretary Directors: Frank Miller, Richard Hardy, Rebekah Tolar, Joe Haggerty, Scott Chivinski, Heather Haspert: Community Manager, David Readinger: FSR Regional Manager.

PRESIDENT's REPORT

Lisa Laudeman Jones thanked all Directors for a productive year (brief year in review).

MINUTES APPROVAL

Motion by Mike, 2nd by Joe, to approve the July workshop minutes. Motion carried by all.

TREASURER's REPORT

Mike Flynn went over the current treasurer's report.

COMMUNITY MANAGER'S REPORT

Action List

- Marina tank cathodic protection repair complete for \$7,350.00
- Obtaining bids on new dump truck
- Difficulty in getting skimmer replacement/repairs
- Bids are out for heating/cooling replacement at the Office
- No updates on the exit gate quotes (for Main Entrance)
- Paving completed throughout the community
- Member wants to teach exercise class, approved with own insurance
- Member Handbook updates (page 16, section 7.2 - remove reference to Newsletter)
- Repaired Security boat bimini top

BUSINESS

- Discussion on improving E Dock path down to the boat docks. Suggestions to get professional suggestions for possible reconfiguration.

Motion by Mike Flynn, 2nd by Joe Haggerty to approve current paving plans. Motion carried by all.

- Discussion on repair/replacement of maintenance vehicles
- Discussion on new applications for the Dam Committee, currently there are 9 approved members of the committee.

Motion by Troy Lipp, 2nd by Joe Haggerty, to approve the (3) latest Dam Committee applicants. Motion carried by all.

- Troy Lipp gave an update that all security cameras in the Lake are functional and also reported that KRE feels things are going well settling into their security responsibilities. Broader Board discussion on our current camera system (professional security system, Google Nest type cameras, etc.) and also current function of the Security Committee (transitioning from operations to technology, etc.).
- Discussion on improving electrical outlet availability at the Grove pavilion to improve the accessibility for bands, etc.
- Discussion on updating all POA lighting to LED (possible cost savings, appearance, etc.)
- Review of Annual Meeting agenda

Motion by Mike Flynn to accept payment offer by a Member in arrears, 2nd by Troy Lipp. Motion carried by all.

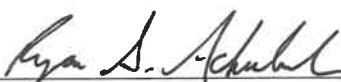
NEXT BOARD WORKSHOP MEETING DATE

Workshop Meeting Tuesday, September 6th, 2022, at 6:00 p.m.

ADJOURNMENT

Motion to adjourn by Troy Lipp, 2nd by Mike Flynn to adjourn. Motion carried by all.

Respectfully Submitted by:



Ryan Achenbach, Secretary



Approval Date

July 12th, 2022 Board Motion Page

Motion by Mike, 2nd by Joe, to approve the July workshop minutes. Motion carried by all.

Director Votes - Yea

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

Director Votes – Nay

None

Motion by Mike Flynn, 2nd by Joe Haggerty to approve current paving plans. Motion carried by all.

Director Votes - Yea

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

Director Votes – Nay

None

Motion by Troy Lipp, 2nd by Joe Haggerty, to approve the (3) latest Dam Committee applicants. Motion carried by all.

Director Votes - Yea

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

Director Votes – Nay

None

Motion by Mike Flynn to accept payment offer by a Member currently in arrears, 2nd by Troy Lipp.

Motion carried by all.

Director Votes - Yea

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

Director Votes – Nay

None

Motion to adjourn by Troy Lipp, 2nd by Mike Flynn to adjourn. Motion carried by all.

Director Votes - Yea

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

Director Votes – Nay

None

June 2022 Income Summary

| | Jun-22 | | | Comments |
|--|--------------------|--------------------|--------------------|---|
| | Actual | Budget | Variance | |
| Gross Income | \$ 187,430 | \$ 191,993 | \$ (4,563) | Marina Gas Sales were low by \$4,194 due to late start selling gas. Boat registrations were also \$1,353 underbudget, Membership fees were \$1,532 underbudget, and Grass cutting income was \$1050 underbudget. |
| Less Expenses: | | | | |
| Bad debt | \$ 6,667 | \$ 6,667 | \$ - | |
| General Maintenance and repair | \$ 41,295 | \$ 45,686 | \$ 4,391 | Security services came in \$5,301 under budget. Fire system inspections came in \$1,066 overbudget. This is a timing issue - we budgeted to do this later in the year. |
| Grounds Maintenance | \$ 1,694 | \$ 1,406 | \$ (288) | |
| Recreation | \$ 13,199 | \$ 10,559 | \$ (2,640) | Pool payroll was \$863 overbudget. Pool supplies were \$2,263 over budget. |
| Payroll | \$ 35,090 | \$ 33,729 | \$ (1,361) | Maintenance Payroll was overbudget by \$2,925, while Employee Benefits was underbudget by \$1,046. |
| Utilities | \$ 13,972 | \$ 19,581 | \$ 5,609 | Electric was \$1,610 underbudget, Marina Fuel was \$3,581 underbudget, Maintenance Fuel was overbudget by \$1,866, and Water and Sewer was underbudget by \$2,285. The marina fuel underspend coincides with the lower than expected marina fuel sales. |
| Insurance & Taxes | \$ 22,001 | \$ 22,439 | \$ 438 | |
| Administrative & Other | \$ 11,545 | \$ 7,801 | \$ (3,744) | Office Supplies were overbudget by \$1,788 and Printing & Postage was overbudget by \$3,080. This was likely related to the election. |
| Professional Service | \$ 41,056 | \$ 13,780 | \$ (27,276) | Engineering and Tech Consulting was \$26,500 over budget. I believe this was because we paid for the engineering services on the dam in the amount of \$27,000, which should have come from the Dam Reserve, but was charged to the Operating Budget. |
| Total Expense | \$ 186,519 | \$ 161,648 | \$ (24,871) | |
| Net Oper Income | \$ 911 | \$ 30,345 | \$ (29,434) | |
| Less: | | | | |
| Prior Defecit | \$ 1,638 | \$ 1,638 | \$ - | |
| Dam Reserve | \$ 33,333 | \$ 33,333 | \$ - | |
| Reserve Repair and Replacement | \$ 23,750 | \$ 23,750 | \$ - | I believe this is artificially showing a larger deficit because of the engineering services being charged to the Operating Budget when it should have come from the Dam Reserve. |
| Net Income/Loss after reserve expense | \$ (57,810) | \$ (28,376) | \$ (29,434) | |

| June 2022 YTD P&L Summary | | | |
|--------------------------------|-------------------|-------------------|-------------------|
| | June 2022 YTD | | |
| | Actual | Budget | Variance |
| Gross Income | \$ 570,736 | \$ 572,370 | \$ (1,634) |
| Less: | | | |
| Total Operating Expense | \$ 397,076 | \$ 393,818 | \$ (3,258) |
| Net Oper Income | \$ 173,660 | \$ 178,552 | \$ (4,892) |
| Prior Defecit | \$ 4,913 | \$ 4,914 | \$ (1) |
| Dam Reserve | \$ 100,000 | \$ 99,999 | \$ 1 |
| Reserve Repair and Replacement | \$ 71,250 | \$ 71,250 | \$ - |
| Net Income | \$ (2,503) | \$ 2,389 | \$ (4,893) |

Reserve Activity Summary

| | Capital | Repair Replacement | Dam | Total |
|---|------------|-----------------------|--------------|--------------|
| <i>June 2022 YTD</i> | | | | |
| Beginning Balance 3/31/22 | \$ 777,967 | \$ 2,368,399 | \$ 2,848,550 | \$ 5,994,916 |
| Contributions | \$ 26,136 | \$ 72,732 | \$ 102,078 | \$ 200,946 |
| Outflows | \$ (4,123) | \$ (8,224) | \$ - | \$ (12,347) |
| Pending funding | | \$ - | | \$ - |
| Reserve Writeoff Adjustments | | \$ - | | \$ - |
| Balance 5/31/22 | \$ 799,980 | \$ 2,432,907 | \$ 2,950,628 | \$ 6,183,515 |
| Balance Sheet Cash | | | | \$ 6,379,851 |
| Receivables (mostly delinquencies) | | | | \$ 392,711 |
| Cash and Receivables | | | | \$ 6,772,562 |