



Lake Wynonah Property Owners Association Board of Directors Workshop Meeting Minutes

The Lake Wynonah Board of Directors held its monthly Workshop July 12th, 2022, at 6:00 p.m.

WELCOME AND CALL TO ORDER

Board President Lisa Laudeman Jones called the meeting to order at 6:03 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.

PRESIDENT'S REPORT

Lisa Laudeman Jones did opening introductions with all of the directors and Dam Committee prospective candidates.

Richard Hardy gave a brief history of prior reports and reviews of the Lake Wynonah Dam. He also explained what some of the responsibilities of the Dam Committee candidates will be including reviewing requests from DEP (and others), collecting piezometer data, etc. Candidates spent time asking questions and gathering information about the Dam, etc.

All DC candidates that attended the meeting were approved by the Directors.

KRE

KRE had questions in regard to the process to fill out violations.

Brief discussion of how to improve the Security boat patrol on the lake.

MINUTES APPROVAL

- *Motion* by Mike, 2nd by Joe, to approve the May workshop minutes. Motion carried by all.
- *Motion* by Frank, 2nd by Mike, to approve the May open meeting minutes. Motion carried by all.
- *Motion* by Mike, 2nd by Frank, to approve the June workshop minutes. Motion carried by all.

TREASURER'S REPORT

See attached Treasurer's report, which reflects May financial data.

Update on collection efforts discussed at the last workshop meeting including foreclosure, collection agencies, etc.

Discussion of properties on the repository list

COMMUNITY MANAGER'S REPORT

Questions on the violations process, follow page 39 of the Member Handbook

Spending limit - the Community Manager has the discretion to spend up to \$500 per item without Board approval

BUSINESS

- Finalized permit process including E&S (Erosion and Sediment) requirements.
- Open to the Membership the openings on the ARC committee due to expired terms
- Discussed measures for consequences for unruly behavior at the pool and also discussed other suggestions for pool policies.
- ***Motion*** by Ryan Achenbach, 2nd by Troy Lipp, to disband the Pool Committee. Motion carried by all.
- ***Motion*** by Rebekah Tolar, 2nd by Joe Haggerty, to prohibit trapping on the ski slope land. Motion carried by all.
- ***Motion*** on June 16th to buy boat docks from a Member for the amount of \$4,900.00 to use as additional dock slips. Motion carried by all.

NEXT BOARD WORKSHOP MEETING DATE

Workshop Meeting Tuesday, August 9th, 2022, at 6:00 p.m.

ADJOURNMENT

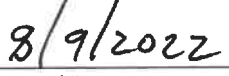
- ***Motion*** to adjourn the meeting by Frank Miller, 2nd by Troy Lipp, meeting adjourned at 9:55pm.

Meeting adjourned at 9:55pm.

Respectfully Submitted by:



Ryan Achenbach, Secretary



Approval Date

July 12th, 2022 Board Motion Page

Motion by Mike, 2nd by Joe, to approve the May 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 Frank, 2nd by Mike, to approve the May open meeting 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, 2nd by Frank, to approve the June workshop minutes. Motion carried by all.
modeling of the Lake Wynonah dam. 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 Ryan Achenbach, 2nd by Troy Lipp, to disband the Pool Committee. 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 Rebekah Tolar, 2nd by Joe Haggerty, to prohibit trapping on the ski slope land. 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 on June 16th to buy boat docks from a Member for the amount of \$4,900.00 to use as additional dock slips. 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 the meeting by Frank Miller, 2nd by Troy Lipp, meeting adjourned at 9:55pm.

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

May 2022 Income Summary

	May-22			Comments
	Actual	Budget	Variance	
Gross Income	\$ 186,653	\$ 186,161	\$ 492	Gross Income is right on budget, with a budget of \$186,161, and an actual of \$186,653 for May 2022, \$492 more than budgeted.
Less Expenses:				
Bad debt	\$ 6,667	\$ 6,667	\$ -	
General Maintenance and repair	\$ 27,893	\$ 41,849	\$ 13,956	General Maintenance and Repair is \$13,956 under budget for May. Lodge Supplies, Security Supplies, General Maintenance and Repair, and Repairs for Security Equipment were all overspent, but Security Services was underspent by \$15,935. This is a timing issue, as the final payment to Allied was delayed, but there will still be a savings, as the final payment was closer to \$12,000, which will show up in June.
Grounds Maintenance	\$ 3,041	\$ 1,406	\$ (1,635)	Grounds Maintenance was \$1,635 overbudget, due to a \$2,215 overspend on Exterminating.
Recreation	\$ 2,982	\$ 2,259	\$ (723)	
Payroll	\$ 20,611	\$ 31,989	\$ 11,378	Payroll was \$11,378 under budget, because maintenance was \$2,053 under budget, Clerical/Office Payroll was \$6,491 under budget due to no Community Manager in May, though David has informed me that FSR intends to back charge us for his time at the Community Manager rate for the time he was covering for the missing Community Manager. If this happens, this category will reflect a huge deficit, since the savings applied to last year's budget.
Utilities	\$ 3,603	\$ 5,587	\$ 1,984	Utilities were \$1,984 under budget because the marina fuel didn't get filled in May and the Electric was \$997 under budget.
Insurance & Taxes	\$ 10,001	\$ 10,439	\$ 438	
Administrative & Other	\$ 7,447	\$ 7,801	\$ 354	
Professional Service	\$ 12,283	\$ 13,780	\$ 1,497	Professional Services were under budget by \$1,497 mostly because Legal Collections was under budget by \$2,445 and Engineering services were under budget by \$500, while Legal General was overbudget by \$1,543.
Total Expense	\$ 94,528	\$ 121,777	\$ 27,249	Total Expenses were \$27,249 less than budgeted.
Net Oper Income	\$ 92,125	\$ 64,384	\$ 27,741	This gave us an net operating income of \$92,125, \$27,741 more than the budget of \$64,384.
Less:				
Prior Defecit	\$ 1,638	\$ 1,638	\$ -	
Dam Reserve	\$ 33,333	\$ 33,333	\$ -	
Reserve Repair and Replacement	\$ 23,750	\$ 23,750	\$ -	Reserve contributions were right on budget, yielding a net income of \$27,741.
Net Income/Loss after reserve expense	\$ 33,404	\$ 5,663	\$ 27,741	

May 2022 YTD P&L Summary				
	May 2022 YTD			
	Actual	Budget	Variance	
Gross Income	\$ 383,306	\$ 380,377	\$ 2,929	Year to Date Actual Gross Income is \$383,306, which is \$2,929 over the budget.
Less:				
Total Operating Expense	\$ 210,558	\$ 232,170	\$ 21,612	Year to Date Operating Expenses are \$210,558, which is \$21,612 under the budget.
Net Oper Income	\$ 172,748	\$ 148,207	\$ 24,541	Year to Date Net Operating Income is \$172,748, which is \$24,541 over the budget.
Prior Defecit	\$ 3,275	\$ 3,276	\$ (1)	
Dam Reserve	\$ 66,667	\$ 66,666	\$ 1	Year to date, \$66,667 has been contributed to the Dam Reserve, and \$47,500 to the Repair and Replace Reserves, leaving a Year to Date Net Income of \$24,540.
Reserve Repair and Replacement	\$ 47,500	\$ 47,500	\$ -	
Net Income	\$ 55,306	\$ 30,765	\$ 24,540	

Reserve Activity Summary

	Capital	Repair Replacement	Dam	Total
<i>May 2022 YTD</i>				
Beginning Balance 3/31/22	\$ 777,967	\$ 2,368,399	\$ 2,848,550	\$ 5,994,916
Contributions	\$ 10,091	\$ 48,399	\$ 67,928	\$ 126,418
Outflows	\$ -	\$ (4,591)	\$ -	\$ (4,591)
Pending funding		\$ -		\$ -
Reserve Writeoff Adjustments		\$ -		\$ -
Balance 5/31/22	\$ 788,058	\$ 2,412,207	\$ 2,916,478	\$ 6,116,743
Balance Sheet Cash				\$ 6,344,803
Receivables (mostly delinquencies)				\$ 385,473
Cash and Receivables				\$ 6,730,276