



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

The Lake Wynonah Board of Directors held its quarterly Open Meeting in the Business Office on April 13, 2024 at 10:00 a.m.

### **WELCOME AND CALL TO ORDER**

Board President Lisa Laudeman-Jones called the meeting to order at 10:07 a.m.

### **ROLL CALL**

Name	Position	Present	Virtual	Absent
Lisa Laudeman Jones	President	X	-	-
Frank Miller	Vice President	X	-	-
Brian Magazu	Secretary		-	X
Mike Flynn	Treasurer	X	-	-
Shawn Wootten	Assistant Treasurer	-	-	X
Susan Hummel	Director	X	-	-
Steve Kesselmeyer	Director	X	-	
Bob McQueary	Director	X	-	-
John Root	Director		-	X
Liz Reifinger	Community Manager	X	-	-

### **PRESIDENT'S REPORT**

Lisa opened the meeting with the Pledge of Allegiance. Susan introduced guest presenter Dr. Sarah Princiotta who presented a data analysis of the lake health

of Fawn Lake and Lake Wynonah based upon data collected by the Lake Committee over the past 3 years. Lake management should measure lake health based on the following:

- Water Clarity
- Algae abundance
- Water temperature at shallow and bottom lake depths

Both Fawn Lake and Lake Wynonah are healthy at this point in time. Dr. Princiotta recommended that data collection for monitoring be standardized and frequent.

### **TREASURER'S REPORT**

Mike Flynn provided a hand out and review of the 2024 March year-to-date Reserve Activity and Operational Budget.

### **COMMUNITY MANAGER'S REPORT**

Summary of the state of the community. Handout was provided.

Highlights: Event Groove use - members can go to office to use kiosk and get assistance if needed

E Dock - cart path use is for Golf Carts only

Boat docks are in place

Pool renovation is in progress; pool will be open on Memorial Day weekend

Love Our Lakes Day is July 27, 2024 at the Lodge and Grove area; the theme is Dark Sky Initiative

Security and Violations handout reviewed

### **COMMITTEE/ GROUP REPORTS:**

ARC	Members are reminded to inform the office if a violation is observed
Fish and Boat	Reminder - Trout Rodeo is on Sunday May 26, 2024. Monetary donations and prizes are gratefully accepted.
Lodge	Update regarding plans for outdoor dining, the building structure is great according to an engineer who inspected the building. Thank you for the support of "Donuts with Frank"

### **Old Business**

Gate Automation: An acceptable contract is in process; use of technology is focus

Dam update: Project is multi-year; Benesch reviewed historical documents and presented several proposals, tests, and evaluations to be reviewed by the Dam Committee. Plan for next year - evaluate proposals and obtain DEP approval

### **New Business**

Announcement: A proposed Bylaw change to allow electronic voting; paper ballot option will still exist. There will be a special Open Board meeting on April 27, 2024 for an Electronic voting informational demonstration

Nominating Committee: Paul Pfeiffenberger (Chair) and Michelle Roman

Inspector of Elections: Rebekah Tolar

New Members: Lisa presented list of 7 new members February - April

### **OPEN FORUM**

#### **Regarding Lakes**

146 - Would chemical addition affect data? Yes, herbicide treatment will impact data. Take data before and after treatment.

2556 - Floating islands beneficial? Can be helpful, but doesn't know specifically.

1471 - After elodea treatment dead fish observed - is treatment responsible?

What causes algae bloom? Warm water, increased phosphorus.

2078 - How much do geese impact water quality? Biggest issue would be

E. Coli, geese are not a top driver for water quality.

2047 - What is biggest culprit affecting lakes? low oxygenation; track phosphorus and monitor algae to get data first before determining causation

664 - What are guidelines to a healthy lake? no fertilizer on lawns, monitoring septic tanks for leaking, wash equipment before entering lake if used outside of lake.

612 - Barb Still is the best leadership of the Lake Committee.

## **Regarding Other Concerns**

2556 - Security report doesn't list findings from patrol. Should include self-initiated outcomes from KRE.

2617 - Shortfall on budget - Administrative \$26 thousand is 25% kick on budget. Response: There is a profit margin for FSR as management fee. But we are no longer billed for every Ala cart item.

Do we anticipate new security system will reduce security expenses? Need to use system to evaluate expenses.

Is the Dam condition good so far? Seepage is monitored.

1471 - Regarding voting - can someone e-vote and also paper ballot vote? No, must select only one method with one control number per member.

2125 - The budget meeting mentioned \$85 assessment, implemented? Not scheduled yet. May have dues increase allowed.

Extra lots dues increase? Maybe

642 - Special assessment in event of an emergency, reserves aren't spent down so may have push-back from community. Gold Star status may be dinged because of the assessment. Board Goal: get the electronic voting passed. Current dues do not provide operating budget neutral. Need to raise dues because cost of living increases are concern. Cannot bring Reserves into operating budget.

1471 - Going to bring back sticker fees? Yes, cost will be adjusted next year. Currently \$40 for power boat/water craft and \$15 for ATV/golf cart.

## **Next Open Board Meetings**

April 27, 2024 at 10:00 a.m. special open BOD meeting for e-voting information and demonstration.

May 20, 2024 at 7:00 p.m. special open BOD meeting to announce the outcome of the Electronic Voting Election

## **Adjournment**

Meeting Adjourned at 11:30 a.m.

Respectfully Submitted by   
Susan Hummel, Acting Secretary

  
Approval Date