



**Lake Wynonah Property Owners Association
Board of Directors Meeting Minutes
Thursday, February 28, 2024, planned start 6:00 pm**

The Lake Wynonah Property Owners Association (LWPOA) Board of Directors (BOD) held a meeting.

CALL TO ORDER

Board President Lisa Laudeman-Jones called the meeting to order at 6:15 pm.

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	-	-
Heather Haspert	Community Manager	X	-	-

PRESIDENT'S REPORT

Lisa opened the meeting setting the meeting focus to exclusively review the draft 2024-2025 Budget.

APPROVAL OF MINUTES

n/a

TREASURER'S REPORT

Mike Flynn and Shawn Wooten provided a comprehensive line-by-line review of 2024-25 Budget. Discussions are summarized below. For additional information refer to the draft budget documents.

- a. The LWPOA fiscal year runs from April 1st to March 31st, therefore, we reviewed the 2024-25 Budget, running from April 1, 2024, to March 31, 2025.
- b. All LWPOA income streams were reviewed.
 - a. Brian Magazu suggested that the Open BOD Meeting start with a macro line chart showing our total income and total expense trends over the last 10 years.
 - b. Shawn and Mike suggested that Sticker Fees have a separate income line. Action to the CM/First Service to adjust the budget spreadsheet to allow for this income item.
 - c. John Root suggested the BOD and Lodge Committee consider updating the Point-of-Sale system for all lodge food and drink transactions.
 - d. Inflation in 2023 was 3.2%; therefore, LW POA dues will be raised by the maximum allowed or 3.0%.
- c. All LWPOA expenditures were reviewed.
 - a. Susan Hummel suggested that Mike and Shawn present 'pie charts' at the Budget Meeting. These charts would show the macro breakdown of key budget elements.

- b. Dumpster fees have gone up for our three (3) dumpsters. Steve Kesselmeier made a *motion* to increase Seasonal Dumpster fees to \$200.00. Shawn seconded the motion. The motion carried by unanimous consent.
- c. Personnel compensation and benefits were discussed. Action to the CM to review and improve personnel benefits. Lisa took an action to investigate the potential hire of a pool/lifeguard manager.
- d. The BOD discussed the elimination of all land-line phones controlled by the LW POA. The mandate was to totally move to more cost-effective mobile phones.
- e. Shortfalls from previous operating budgets have been taken from LWPOA reserves. The LWPOA is in arrears approximately \$400,000.
- d. Capital expenses were reviewed.
 - a. The BOD allocated funds for a new automated security system.
 - b. John Root and Frank Miller made a presentation to add an outdoor dining area at the Lodge. The cost for this new revenue generating area was estimated at \$37,000. The BOD had a significant discussion about balancing the needs of the current Lodge patrons while conducting the necessary due diligence for a new and improved lodge complex. Brian suggested an approach that supports the current Lodge needs and the future. In addition to the funds for outdoor dining, a lodge Architectural and Engineering (A&E) study was suggested to ensure the structural and systems integrity of the lodge is sound to support current operations. The study could also investigate a cost-effective approach to expand the Lodge to meet projected future demand.

COMMUNITY MANAGER'S REPORT

Heather Haspert, Community Manager (CM), did not provide a report. The BOD did recognize her resignation and contribution to the community. Heather's last workday as CM is March 7, 2024. The BOD discussed plans to fill the CM position with First Service Residential. The BOD thanked her for her service to the community and wished Heather well in her future endeavors.

COMMITTEE REPORTS

ARC – Steve reported 3 ARC approvals were made since that last meeting.

DAM – Bob provided a brief update.

FINANCE – See discussion above.

FISH & BOAT – Brian presented 2023-24 fish stocking expenses of \$20,000. He recommended the BOD fund \$6,500 in 2024-25. The balance would be generated by the committee's fund-raising activities.

LAKES – Susan Hummel advocated for \$2,861 to support the 2024-25 lakes activities.

LODGE – See discussion above

SAFETY & SECURITY – See discussion above.

OLD BUSINESS

- Automated Security Enhancements were discussed above. Discussions are taking place with PSX to define specific scope and cost.
- Bylaw Review Subgroup: Susan Hummel POC. This topic was not addressed at this meeting. The task is to revise the by-laws and present them to the Members at an appropriate time in the future.
- Selection of future lifeguards was not addressed.
- Increases to LWPOA's Insurance coverage was addressed by Shawn in the budget deliberations. The LWPOA's insurance renewal date is July 24, 2024. These changes will be highlighted at the Budget Open Meeting.

- Electronic Voting: The BOD is working with legal counsel to provide an electronic voting capability for the LWPOA Members.
- Reviewing and updating the LWPOA Strategic Plan will occur at the May 2024, BOD meeting.

NEW BUSINESS


- Beyond discussing the selection process to find a new community manager, no additional new business was discussed.
- Special meeting, March 7, 2024, at 6:00 p.m. to review the Community Manager slate.
- Board meeting, to present the budget to the members, March 20, 2024, at 7:00 p.m.
- Next regular Open meeting will occur on April 13, 2024, at 10:00 a.m.
- An additional Special meeting will occur on April 27, 2024, at 10:00 a.m. Electronic Voting informational demonstration.

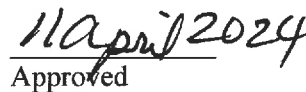
ADJOURNMENT

There were no further comments from the BOD members.

Frank made a *motion* to adjourn the meeting. Steve seconded the motion to adjourn, with no further business. This meeting was adjourned at 9:05 p.m. The motion was carried by unanimous consent.

Respectfully Submitted by:


Brian Magazu
LWPOA Secretary


Approved

Addendum 1, LWPOA Board Motion Page, February 28, 2024

1. Motion by Steve Kesselmeyer, seconded by Shawn Wootten to approve an increase in Seasonal Dumpster fees to \$200.00. Motion carried by a vote of 9 Yea, 0 Nay, 0 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Mike Fynn, Susan Hummel, Steve Kesselmeyer, Bob McQueary, John Root, and Shawn Wootten.

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

2. Motion by Frank Miller with a second by Steve Kesselmeyer to adjourn, with no further business, the meeting was adjourned at 9:05 p.m. The motion was carried by a vote of 9 Yea, 0 Nay, 0 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Mike Flynn, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, Bob McQueary, and John Root.

Director Votes – Nay

None

Director Votes – Abstain or Absent

Addendum complete.