



**Lake Wynonah Property Owners Association  
Board of Directors Meeting Minutes  
Wednesday, March 13, 2024, planned start 6:00 p.m.**

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 6:42 p.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. The agenda focused on the final BOD review 2024-2025 Budget.

**APPROVAL OF MINUTES**

Minutes of the February 8 and 28, 2024 meetings were tabled for the next general BOD meeting.

**COMMUNITY MANAGER'S REPORT**

This was the first BOD meeting for our new Community Manager (CM), Liz Reifinger. Liz reported status on: E-Dock, where the stairs are in disrepair. She intends to release three (3) Requests for Quote to repair the stairs. She referenced the Benesh Engineering report on the significance of the Lake Wynonah spillway bridge. Bridge repairs were added to the budget under consideration. Reviewed the pool renovations. G-Dock maintenance items will be included in the 2025-2026 budget. Liz reported that the 12 new buoys are required to promote safe boat operations in both lakes. The BOD agreed to purchase new buoys as part of the 2024-2025 budget. Three (3) public bathrooms shall be remodeled this fiscal year. Liz closed by providing her plans to offer Event Groove training to the members.

**TREASURER'S REPORT**

Shawn Wooten provided a comprehensive review of the 2024-25 Budget and open issues. Discussions are summarized below.

- a. The next LWPOA fiscal year will run from April 1, 2024, to March 31, 2025.
- b. The following LWPOA budget issues were reviewed and resolved. The BOD allocated funds for: a new automated security system, increased insurance costs, creating a lodge outdoor dining area, funding a lodge Architectural and Engineering (A&E) study, staff compensation needs, seasonal

dumpster fees, fish and boat stocking, removal of land-line phones to be replaced by mobile phones, and options to fund existing budget shortfalls beyond drawing down reserve accounts.

## **COMMITTEE REPORTS**

**ARC** – n/a

**DAM** – Bob McQueary mentioned his intent to revise the dam valve policy.

**FINANCE** – See discussion within.

**FISH & BOAT** – Brian Magazu asked for a BOD donation to the Trout Rodeo. This item was tabled until the next meeting.

**LAKES** – Susan Hummel advocated for a new Lakes Committee charter. Susan made a *motion* to accept the charter, it was seconded by Frank Miller; the motion passed with seven (7) affirmative votes. Susan made a second *motion* to approve new wording in section 12.12 of the Members Handbook regarding electric powered watercraft use in no-wake zones and in Fawn Lake. John Root seconded the motion. All 7 Directors present voted aye.

**LODGE** – See discussion below.

**SAFETY & SECURITY** – n/a

## **OLD BUSINESS**

- Bylaw Review Subgroup: Susan Hummel POC. This topic was not addressed at this meeting.
- Selection of future lifeguards was not addressed.
- Electronic Voting: the BOD will work with legal counsel to provide electronic voting capability for the LWPOA Members. Liz is planning an E-voting demonstration for members.
- Updating the LWPOA Strategic Plan will occur at the May 2024, BOD meeting.
- Event Groove acceptance strategy. The BOD and CM reported favorable use of Event Groove. To further accommodate members, adjustments will be made. Liz commented, many members are purchasing their boat and ATV stickers successfully through Event Groove.

## **NEW BUSINESS**

- Lisa presented a list of new members. Brian made a *motion* to approve the new members. Bob seconded; the motion passed with 7 affirmative votes.
- Frank Miller shared his observation that while the pool is being renovated it would be an excellent time to add underwater lights. The topic was tabled until quotes are obtained.
- Frank advocated for a 30' x 50' building to create a convenience store within the LW community. The topic was tabled.
- Lisa made a *motion* to ask Marcus and Hoffman to pursue a lien on a defaulting Member's Montgomery County home. Frank seconded the motion and it passed with 7 affirmative votes.
- Future meetings: OPEN
  - March 20, 2024, at 7:00 p.m., Special BOD meeting, to present the budget to the members
  - April 13, 2024, at 9:00 a.m., next regular Open BOD meeting
  - April 27, 2024, at 10:00 a.m., additional Special BOD meeting to provide an informational demonstration on Electronic Voting.
  - May 4, 2024, at 10:00 a.m. a Special BOD meeting will be held to reveal the outcome of the Electronic Voting election.
- Future BOD meetings: CLOSED
  - Wednesday, March 27, 2024, at 6:00 p.m.


- Wednesday, April 10, 2024, at 6:00 p.m.
- Wednesday, April 17, 2024, at 6:00 p.m. Topic: By-Laws
- Wednesday, May 14, 2024, at 6:00 p.m. Topic: Review Strategic Plan

**ADJOURNMENT**

There were no further comments from the BOD members.

Frank made a *motion* to adjourn the meeting. Shawn seconded the motion to adjourn, with no further business. This meeting adjourned at 10:08 p.m. The motion carried by unanimous consent.

Respectfully Submitted by:

  
Brian Magazu  
LWPOA Secretary

11 April 2024  
Approved

**Addendum 1, LWPOA Board Motion Page, March 13, 2024**

**1. Motion** by Susan Hummel to approve a new Lake Committee charter, seconded by Frank Miller to approve the charter. Motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Fynn and Steve Kesselmeyer

**2. Motion** by Susan Hummel to approve new wording in section 12.12 of the Members Handbook regarding electric powered watercraft, seconded by John Root to approve the wording. The motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Fynn and Steve Kesselmeyer

**3. Motion** by Lisa Laudeman Jones to approval new members. Brian Magazu seconded the motion to approve the new members. The motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Fynn and Steve Kesselmeyer

**4. Motion** by Frank Miller with a second by Shawn Wooten to adjourn, with no further business, the meeting was adjourned at 10:08 p.m. The motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay  
None

Director Votes – Abstain or Absent  
Mike Fynn and Steve Kesselmeyer

**Addendum complete.**