



**Lake Wynonah Property Owners Association  
Board of Directors Meeting Minutes  
Wednesday, May 8, 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 6:03 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	X	-
Shawn Wootten	Assistant Treasurer	X	-	-
Susan Hummel	Director	X	-	-
Steve Kesselmeyer	Director	X	-	-
Bob McQueary	Director	X	-	-
John Root	Director	X	-	-
Kim Gialanella	FSR Regional Manager	X	-	-
Liz Reifinger	Community Manager	X	-	-
Camry Zeiber	Assistant Community Manager	X	-	-
James Doyle	Attorney	X	-	-

\*Note: Mike Flynn virtually attended the first hour of the meeting, then attended the balance of the meeting in person.

**PRESIDENT'S REPORT**

Lisa opened the meeting by welcoming our new Assistant Property Manager, Camry Zeiber, to the Lake Wynonah Community and the Board of Directors (BOD). Lisa followed by introducing Attorney James Doyle who provided advice to the BOD on matters concerning electronic voting, community by-laws, and the community election.

Attorney Doyle provided guidance suggesting the Board revise the electronic voting approach in a way that will better instantiate in perpetuity electronic voting into Lake Wynonah Property Association (LWPOA) governance. Attorney Doyle and the Board's discussions resulted in the BOD unanimously deciding to delay the hard-copy ballot election on electronic voting. The delay will allow the BOD to provide the Membership additional information including commensurate LWPOA by-law updates. All Member votes received from the initial ballot are null and void. The Community Manager will provide the Membership an explanation of the postponed election and will mail a new election ballot package.

## **APPROVAL OF MINUTES**

Past meeting minutes were presented by Brian Magazu, motions were made, and votes of unanimous consent were taken to accept all to the record:

- April 11, 2024, BOD meeting, *motion* by Bob McQueary, seconded by Steve Kesselmeier
- April 13, 2024, Open meeting minutes created by Susan Hummel, *motion* by Brian, seconded by Frank Miller

## **TREASURER'S REPORT**

The Treasurer's Report was deferred until the next meeting.

## **COMMUNITY MANAGER'S REPORT**

Susan shared her concerns about loose pets and the possibility of loose dogs biting members of the community. As needed, announcements will be made to the membership to be responsible with their pets. Pets and pet behaviors are Members' responsibility. Liz shared; pool renovations should be completed in support of a Memorial Day opening. The existing chemical building will be replaced after the 2024 swimming season.

## **COMMUNITY STRATEGIC PLAN UPDATE**

Kim Gialanella, Regional Director, First Residential, led the BOD in an update of the LWPOA Community's Strategic Plan. Many topics were discussed and prioritized, including but not limited to: By-law updates, dam management and mitigations, updating the reserve studies (Capital Buildings and Equipment, as well as the dam reserve), collections, renewing the Finance Committee, sticker fees, creating a strategic staffing advisory group, as well as office/maintenance staff succession planning, and the future of the lodge.

## **COMMITTEE REPORTS**

**ARC** – N/A

**DAM** – The committee requested a meeting with the Directors to discuss the Dam and Spillway project. The Directors agreed to meet with the Committee and a date and time is being coordinated.

**FINANCE** – N/A

**FISH & BOAT** – N/A

**LAKES** – N/A

**LODGE** – N/A

**SAFETY & SECURITY** – See Old Business.

## **OLD BUSINESS**

- Bylaw Review update: Susan Hummel will lead a BOD discussion on May 20, 2024.
- Electronic Voting: See President's report above.
- The BOD updated the LWPOA strategic plan, see comments above.
- Steve reported that PSX has accepted LWPOA BOD's contract change. Members should expect the implementation of a new automated gate entry system early this summer.
- Budget assessment is tabled until electronic voting is decided.
- Rebeka Tolar was approved by the Directors to handle LWPOA pool operations.


## NEW BUSINESS


- In accordance with the Dam Charter, Bob brought the Dam Committee's nomination of Diane Silva, to be the Dam Committee's Chairperson. Steve made a ***motion*** to approve the new Dam Committee chairperson. Brian seconded; the motion passed with unanimous consent.
- Lisa presented a list of 12 new members. Brian made a ***motion*** to approve the new members. Mike seconded; the motion passed with unanimous consent.
- Future meetings: OPEN to all Members
  - Monday, June 17, 2024, 7:00 p.m. a quarterly open BOD meeting.
  - Sunday, August 18, 2024, 2:00 p.m. Annual Business Meeting and Election Results.
- Future BOD meetings: CLOSED
  - Monday, May 20, 2024, at 8:00 p.m. Topic: by-law revisions.
  - Wednesday, June 12, 2024, at 6:00 p.m. Topic: BOD monthly meeting.

## ADJOURNMENT

Frank Miller made a ***motion*** to adjourn the meeting. Mike seconded the motion to adjourn. This meeting adjourned at 8:45 p.m. The motion carried by unanimous consent.

Respectfully Submitted by:

  
Brian Magazu  
LWPOA Secretary

  
Approved

**Addendum 1, LWPOA Board Motion Page, May 8, 2024**

**1. Motion** by Bob McQueary and Brian Magazu to approve two (2) sets of meeting minutes, seconded by Steve Kesselmeyer and Frank Miller. Each motion carried by a vote of 9 Yea, 0 Nay, 0 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

**2. Motion** by Brian Magazu, seconded by Mike Flynn to accept all new Members. The motion carried by a vote of 9 Yea, 0 Nay, 0 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

**3. Motion** by Steve Kesselmeyer, seconded by Brian Magazu to accept the Dam Committee's recommendation of Diane Silva, Chairperson. The motion carried by a vote of 9 Yea, 0 Nay, 0 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

**3. Motion** by Frank Millerr, seconded by Mike Flynn with no further business, to adjourn at 8:45 p.m. The motion carried by a vote of 9 Yea, 0 Nay, 0 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

**Addendum complete.**