



**Lake Wynonah Property Owners Association
Board of Directors Budget Meeting Minutes**

The Lake Wynonah Property Owners Association (LWPOA) Board of Directors (BOD) held a budget meeting with the Membership on Wednesday, March 20, 2024, at 7:00 p.m.

WELCOME AND CALL TO ORDER

Board President Lisa Laudeman-Jones called the meeting to order at 7:05 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 with the Pledge of Allegiance. She introduced the new Community Manager (CM), Liz Reifinger to the Membership and turned the meeting agenda over to Mike Flynn to review the 2024-2025 LWPOA Budget.

TREASURER'S BUDGET REVIEW

Mike Flynn provided a comprehensive review of the 2024-25 Budget. Discussions are summarized below:

- a. The LWPOA fiscal year runs from April 1, 2024, to March 31, 2025.
- b. Mike reviewed all revenue and expense items with the Membership.
- c. His presentation explained that current revenue would not equal expenses. He suggested an assessment of the LWPOA Membership would be necessary to balance the budget.
- d. Mike explained budget allocations including: 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, raising seasonal dumpster use fees, as well as the use of mobile phones to cut land-line phone expenses.
- e. He pointed out that the Activity Fund shall be closed, and the BOD had created a separate budget line item to cover expenses incurred by Committees such as the Dam, Fish & Boat, and Lakes.

COMMITTEE/ GROUP REPORTS: None provided during this budget focused meeting

OPEN FORUM

1. Member 2556 asked for an explanation of the two new lodge expenses. He expressed concern that the A&E Study would reveal lodge deficiencies that would risk the proposed new outdoor dining area. John Root, Brian Magazu, and Bob McQueary addressed the concerns.
2. Member 642 asked about a recent past Lodge budget item to correct soffit wood picker damage.
3. Member 1599 asked if there were multiple bids provided to execute the outdoor dining area. John stated there would be three (3) bids. The Member shared their belief that parts of the Lodge could not be used because of code issues. She emphasized doing the A&E Study first. John shared information from the BOD's meeting with our Insurance Representative. The entire Lodge is covered. He also stated there are Lodge issues; none are known violations of the building code.
4. Member 2125 stated her concern with Lodge electrical issues. Brian stated that the A&E study should be done to understand the complete status of the Lodge, considering all trades. He stated the BOD objective is to have a prioritized list of work to complete at the lodge, so the facility is available to Members today and decades to come.
5. Member 2617 supported the idea of doing an A&E study on the Lodge. She commented on kitchen concerns. Lisa shared that the "Ski Slope" project was tabled to allow for resources to be invested in the Lodge.
6. Member 1041 commented there should be a LWPOA Budget package balance sheet. This member thanked the BOD for moving the meeting from a Saturday evening to a weekday evening. The Member felt the form of the revised budget package was a good start, but it needed work to be more complete. He suggested trending analysis and prior year to current year analysis.
7. Member 642 commented that an assessment is needed, but it is a short-term fix. What will the BOD do to fix the long-term operating budget issues? Mike responded that dues receipts are inadequate given the increase in inflation. Lisa added, she hoped electronic voting would help the LWPOA adjust the dues issue.
8. Member 2034 asked why are there charges for powered watercraft but no charge for non-power watercraft? In the past, unpowered boat sticker fees provided approximately \$6,000 in revenues.
9. Member 2001 commented on the sticker issue with a long opinion on how powered watercraft stickers create an inequity to the Membership. He continued, other LWPOA amenities carry risk but are not a pay-as-you-use amenity like powered watercraft. He suggested eliminating all sticker fees. The Member became passionate about the topic, engaged another Member verbally, and eventually left the meeting.
10. Member 1511 offered the analogy that boat stickers are like car registrations. They are a privilege and not a right.
11. Member 2138 suggested that the BOD look at a comprehensive sticker/fee policy and determine what is fair. "Maybe all stickers should be a flat fee.?"
12. Member 666 stated having fee-based stickers for all non-powered watercraft protects the lakes.
13. Member 1471 pointed out the need for road guard rails near Wynonah Dr and Hogan. Liz obtained additional information after the meeting so the guard rail issue can be resolved.
14. Member 642 summarized the Uniform Planned Communities Act. He suggested asking our Attorney to consider the sticker equity issue from a risk point of view. Powered watercraft and pools both provide risk to the LWPOA. Maybe both should reduce the cost of insurance through sticker fees. Lisa shared that Attorney Sugerman is assisting the BOD with By-Law updates.
15. Member 1599 shared she was not criticizing the board's efforts, but she believed an assessment was not the final answer. There was general agreement with her point. Mike shared that the BOD has the responsibility to offer the membership a balanced budget. He stated there are only so many ways the BOD can balance shortfalls. An assessment is the logical near-term choice as we cannot assume the Membership will vote for a dues increase.

16. Member 1599 asked, can you put more than one item on an electronic ballot? Several BOD members stated that more than one issue can be placed on an electronic ballot. BOD members also shared that paper balloting costs the LWPOA over \$14,000 per ballot. Electronic voting costs less than \$375.00 per ballot.
17. Member 642 commented that the BOD should consider the impact of Members negatively reacting to the assessment. It may reduce the likelihood of a positive Member vote for electronic voting. Mike added we could do an assessment each year until dues are increased. Mike also commented that operating expenses have been cut to the bone. The 29 Members present generally resonated with his comments. Lisa stated there would be one assessment per lot.
18. Member 256 asked if a security cost reduction was in order.
19. Member 1471 asked, is the 3% dues increase good only for one year? The BOD answered, the potential dues increase is capped at 3% increase per year and in perpetuity. Mike added, LWPOA dues should follow the Social Security COLA, which has run higher than 3%. Mike shared, "the Membership should vote to remove the 3% cap on dues and follow the actual amount of the annual Social Security COLA."
20. Member 987 asked if Benesch Engineering would be doing the A&E Study at the lodge, and he thought it might be wise to do the study first. He asked when the lodge A&E study is complete that it be released to the Membership.
21. Member 642 commented that she did not think a dues increase would pass.
22. Member 1832 commented that the idea of lodge outdoor seating is an innovative idea. She supports moving the lodge forward.
23. Member 2385 asked when the assessment would take place. Lisa commented that it would hit with the May 2024 dues.
24. Member 642 offered his views on the assessment. He thought it was necessary but a temporary fix. Mike stated the budget calculation was based on an assessment of 80% of all lots paying. For example, contiguous lots would pay one \$85 assessment. The Member stated his concern that the assessment may negatively impact the Members voting in favor of electronic voting.
25. Member 2125 complemented the BOD and CM for implementing workstations in the office where Members can access Event Groove and Electronic voting. She also likes the E-Dock landscaping improvements and wants to see Members, family, and guests follow all the community's rules.
26. Member 664 voiced her displeasure of Members and guests speaking rudely to our security staff. She rhetorically asked what could be done? She suggested more enforcement to deny or reduce Members, family, and guests' privileges.
27. Member 624 offered some humor on older members of the community leading the way for electronic voting, and she also agreed the community members need to self-police themselves.
28. Member 2256 provided commentary on the importance of following the rules.
29. Member 2034 asked if the new security system would capture license plate data. The BOD answered, eventually it will. Guest entries will continue to be connected to Members. Brian commented, guests will be able to receive QR codes from Members, and that QR code would allow them to enter either gate. The BOD and CM will publish additional information on the new security system as it gets closer to implementation.
30. Member 664 asked about bad debt values in the financial reports. She wanted to know when these debts will be written off. Mike commented that we have approximately \$400,000 uncollected bad debt and it goes through a multi-step, multiyear process to collect.
31. Member 2617 asked for the lodge outdoor dining area to be treated as a business investment where the BOD calculates the rate of return and breakeven point. The Member expressed an opinion that the top three (3) amenities are: Lakes, Security, and the Lodge.
32. Member 146 closed the Open Forum stating she was supportive of the Lodge outdoor dining area.

NEXT OPEN BOARD MEETING DATES


- 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.

ADJOURNMENT

There were no further comments from the BOD members.

Bob made a *motion* to adjourn the meeting. Susan seconded the motion to adjourn, with no further business. This meeting adjourned at 9:27 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 20, 2024

1. Motion by Bob McQueary with a second by Susan Hummel to adjourn, with no further business, the meeting was adjourned at 9:27 p.m. The motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Shawn Wootten and Steve Kesselmeyer

2. At a brief post-open meeting BOD session, a **Motion** was made by Bob McQueary, with a second from Brian Magazu, for the BOD to accept the revised Dam Value Policy. The motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Shawn Wootten and Steve Kesselmeyer

Addendum complete.