



Lake Wynonah Property Owners Association Board of Directors Open Meeting Minutes

The Lake Wynonah Property Owners Association (LWPOA) Board of Directors (BOD) held a quarterly Open Meeting in the Office on June 17, 2024, at 7:00 p.m.

WELCOME AND CALL TO ORDER

President, Lisa Laudeman Jones welcomed all Members and called the meeting to order at 7:02 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 Kesselmeier	Director	X	-	-
Bob McQueary	Director	X	-	-
John Root	Director	X	-	-
Liz Reifinger	Community Manager	X	-	-
Camry Zeiber	Assistant Community Manager	X	-	-

Fifty-Four (54) LWPOA Members were present.

PRESIDENT'S REPORT

Lisa Laudeman Jones opened the meeting with the Pledge of Allegiance. Lisa introduced Paul Pfeiffenberger, Nominating Committee Chair and Michele Roman, Nominating Committee member. He provided the schedule of events for the next Board of Directors (BOD) election. Paul also voiced his support for the electronic voting initiative presented to the membership. The results of the e-voting vote will be announced on June 24th at a special meeting. Mike from ez-Vote briefed the Membership on his company's software via Zoom. Mike shared information from his clients' experiences. Electronic voting is safe, has increased voting participation rates, saved money, and provided a user-friendly platform for members and community leaders alike. He fielded several questions from the Members. See the Open Forum section to review the questions and answers. Lisa concluded the President's Report by sharing the list of recently approved new Members.

TREASURER'S REPORT

Mike Flynn presented the May 2024 financials.

COMMUNITY MANAGAER'S REPORT

Liz Reifinger shared that her office staff, including herself, is down to two people. The Pool is open. She shared that the June burn pile event has been rescheduled. Wind, dry weather, and other factors prevent

our maintenance crew from burning yard debris already deposited in the burn-pit. Until the existing debris is burnt off, there is no capacity to take new debris. When Mother Nature helps maintenance empty the burn pit, Burn Pile days will be delayed. The office staff will provide notices, as necessary. July 13th is the next scheduled burn pile event.

COMMITTEE/ GROUP REPORTS

Lodge Committee: John Root highlighted that the outdoor dining area would soon be in operation. On June 18 the concrete pad is laid, and the fence is up. PLCB inspected. Stop by on Thursday mornings and have breakfast with Frank!

Architectural Committee: Steve Kesselmeyer shared that nineteen applications were in process.

Fish and Boat Committee: Brian Magazu congratulated the committee leadership for the very successful children's Trout Rodeo event held at A-Dock on May 26, 2024. Hundreds of children and families spent the day catching over 300 fish, choosing door prizes, and enjoying tasty concessions.

Lakes: Susan Hummel reinforced the committee's support for the "Dark Sky" initiative.

Safety and Security: Steve Kesselmeyer updated the community on staffing the security boat. Three POA Security representatives were hired, they are being trained, and will randomly patrol the lake. The security boat staff will be compensated \$25.00 per hour. Steve encouraged the Membership to do the following, "if you see something unsafe, say something." Finally, he shared that steps were being taken to implement the new entry gate system. This new system uses QR-codes and will be available to all Members, residents, and guests by the end of the summer. When the new system is fully implemented the "Gate Key" application will no longer work.

Dam Committee (Re-activation): Bob McQueary shared that Diana Silva was installed as the committee's chairperson. He shared that the Committee recently made a presentation to the LWPOA BOD. The BOD and committee are charting a course of action to safeguard the Lake Wynonah dam. The first initiative will be a Probable Failure Mode Analysis (PFMA) and maximum probable flood/risk analysis. Second, we will complete an inspection of the outlet works (the discharge pipes). Here are our priorities: PFMA, maximum probable flood/risk analysis, inspection of the outlet works, unfiltered dam seepage resolution, and spillway sufficiency. All our efforts will direct a focused approach to ensure the dam is sound and around for decades to come.

OLD BUSINESS

All old business topics were covered in the Committees section of these minutes.

NEW BUSINESS

None.

OPEN FORUM

Questions to Mike from ez-Vote and the Board:

1. Member 1471, asked about ballot security, 'how will you ensure each POA Member gets only one vote?' The first step comes from your POA's policy and procedures. The board must

develop a ballot. Set a deadline. Then only one e-ballot will be accepted by our system. If a second ballot was attempted by the same Member, the system would not allow it. Lisa added that we need a successful vote on this issue as our By-laws require a paper ballot to change any By-law.

- a. A second question was asked. 'What about write-ins?' Mike, 'yes, the system allows write-ins.'
2. Member 2047 made a statement about PA House Bill 1975, which became Act 115. To summarize, the act requires allowing every HOA in PA to use electronic voting, unless specifically prohibited. I agree e-voting is the most efficient, cost effective and it will increase participation. Steve and Lisa responded. LWPOA is grandfathered from Act 115. Board elections are specifically required to use a paper ballot and US Mail. Our attorney suggested that we use a paper ballot and add to our by-laws a provision that allows the use of e-voting.
3. Member 561 agreed with the previous statement.
4. Member 1471 stated, I'm for one vote from one member.
5. Member 2080 shared member inputs about cyber security concerns. Mike provided a thorough answer describing the computer cloud the application is on, he spoke of safeguards, protocols, and monitoring in the cloud and in his company to prevent hackers from affecting balloting and compiling election results.
6. Member 625, 'What's the cost of this e-voting system verses hardcopy ballots?' Lisa, Steve, and other Members shared their experiences with hardcopy ballots and manual elections. Hardcopy elections cost the POA between \$10,000-\$14,000 dollars per election. We have 1442 property owners to provide ballots. Each ballot consists of address labels, return labels, business size envelopes, US First Class stamps at \$0.67 each, the cost of duplication of the paper ballot, instructions, and support materials. Also add the cost of labor. The board members responded, "Thank goodness we have volunteers who help! E-voting will cost \$299.00 per vote. Thanks to FSR, annual Board of Directors elections are free!"
7. Member 1298, I have a procedural issue. How will you reconcile a situation where a member has e-voted and sent in a hard copy ballot? Mike from ez-Vote and Lisa answered, when a ballot is received, the voting portal is closed to the Member. If they carried in a ballot to an election results meeting, it would be reconciled on the spot. A member of the Inspector of Elections team would know if an e-vote was cast. Only one vote is allowed from one Member. All this is done without anyone ever knowing how the Member voted.
 - a. Second question, how often will voting rates change? Mike from ez-Votes said our rates have not changed since 2012, we do not intend to increase our rates. Rates are also negotiated with volume customers in mind. FSR manages many communities, so their communities pay a competitive fee. Mike then shared pricing information that does not apply to the LWPOA since our community is serviced by FSR.
8. Member 1484, supports the Board of Directors (BOD) Nominating Committee, he shared the following milestones:
 - a. June 28 is the last day to Nominate a new BOD candidate
 - b. July 15, come meet the candidates
 - c. August 17, voting terminates, votes are counted
 - d. August 18, a new BOD is formed.
9. Member 2125 reminded everyone that the office has two computer kiosks that can be used to e-vote, should a member not have a computer or smart phone to do so.

General Questions in the Open Forum:

10. Member 2556, what did the outdoor dining area cost? John Root responded, “\$37,000 and we did not need to spend the \$20,000 for an inspection report. I got a member to evaluate the lodge for \$0.00 cost.
 - a. Second question: Where is the inspection report, I would like to read it? John, “We’ll get it posted so you can see it.”
11. Member 2125, Will there be smoking allowed in the outdoor dining area? John answered, ‘no smoking until after we stop serving dinner.’
12. Member 548, So we have an agreement with FSR, that our e-elections will cost \$299.00 and BOD elections will be free? Lisa, Steve, and Mike all simultaneously said ‘yes’ and we have a 3-year contract with FSR.
13. Member 1754, I support the automated gate entry system, how long will I be able to provide someone with a guest pass? Steve said that we have not developed the policies yet, but there will be a limit.
14. Member 2618, Will the automated system allow us to have contractors enter? Steve, yes, with a limited period. We, the BOD, need to develop the policies.
15. Member 1873, I want to report issues at the back-gate and people needing to back down. Will this new system make this situation worse? Steve, members will be able to send their guests a QR code, I think this will reduce these issues.
 - a. Second question directed to Bob, Will the dam and spillway RFQs be exclusive to Benesch Engineering? Bob, the studies and project management may be done by Benesch as they are the POA’s engineering advisors. However, construction jobs will be put out for bids.
16. Member 2078, I purchased a guest pass for my son, it costs \$45.00 per year. With the new gate system, will this pass go away? Steve, we need to sort out those details.
 - a. Second question. What happens if I need water security support on Saturday, Sunday, and holidays? Steve and Brian, call and provide your observations to the security team at the front gate and/or call the office and leave a message. It is important to describe the watercraft, what they were doing, and record the boats’ lot number if you can.
17. Member 1823, I want you to be aware that two vehicles parked at E-dock. Lisa and Liz, thanks for the observation.
18. Member 1826, Fireworks are cool, but they scare certain people and pets! Steve, people have a lawful right to shoot fireworks but if you see unsafe usage, notify security and the office. Remember, a person setting off fireworks needs to be one hundred feet from any home.
19. Member 1298, First, I want to thank our office staff for all their hard work. Second, Will emergency vehicles be able to pass thru the new back-gate? Steve, “yes.”
20. Member 2125, the front gate sign does not work! Steve and Lisa shared that the BOD and Office are aware the sign does not work. We investigated it, and it is too expensive to repair. We are looking for options.
 - a. Second question. Do we have an emergency management plan? We need one. Mike Flynn responded, we will look at the plan to be developed for the dam and modify it.
21. Member 2138, I would like to see the security committee revitalized. Lisa commented if you are interested in joining the committee, submit a communication form.
22. Member 1484, Can the new cameras in the automated gate system leverage Artificial Intelligence (AI) to spot unknown boats and vehicles? Steve, the new cameras are high resolution, it will be able to see license plates. However, I am not sure what AI this new system will use.

23. Member 2196, I asked for a return receipt when I mailed in my e-voting completed ballot. I did not get one. Brian, I asked for the same thing, unfortunately our CPA does not offer return receipt.
24. Member 2556:
- a. What will the boat security report? Steve, on-water infractions. Remember, our employees on the boat are paid observers.
 - b. Communication Forms are answered too slowly.
 - c. Can we get the website to show the latest news? Facebook will not allow feeds to other websites.
25. Member 548, can we have ZOOM available in all Open Board Meetings? Lisa, we need a technology update to be able to support Zoom.
26. Member 338, the property across the street is a mess. Liz shared that maintenance is cutting grass on lots that are left uncut. Please call the office and let us know about problem-lots. Steve added that the cost of having maintenance cut your lawn escalates with each successive cut.
27. A final Member asked,
- a. "Do we have two inspectors of elections?" Lisa answered, yes, Rebekah Tolar, Inspector of Elections, Chairperson and Jan Dunkling, Assistant.
 - b. "How many votes do we need to have a quorum on e-voting?" Brian offered, "it is 20% of the total number of Members. Today our membership is approximately 1442 people. So, 20 percent of the membership is 288.4. Rounding up to the next whole number, our quorum today would total 289 Members

NEXT OPEN BOARD MEETING DATE

Monday, June 24, 2024, 7:00 p.m., Special Meeting, Electronic Voting Results.

Monday, July 15, 2024, 6:00 p.m., Special Meeting, Meet the BOD Candidates

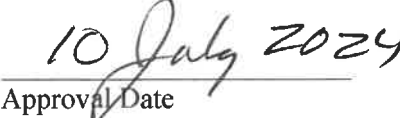
Sunday, August 18, 2024, 2:00 p.m., Annual Business Meeting and result of BOD

ADJOURNMENT

Lisa Laudeman Jones adjourned the meeting at 8:58 p.m.

Respectfully Submitted by:


Brian Magazu, Secretary


Approval Date

Addendum 1, LWPOA Board Motion Page, June 17, 2024

I. Motion by Steve Kesselmeyer, seconded by Shawn Wooten to adjourn the meeting at 8:58 p.m. Motion carried by all BOD and Members present.

Director Votes - Yea

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

Director Votes – Nay

None.

Director Votes – Abstain or Absent

None.

Addendum complete.