



**Lake Wynonah Property Owners Association
Board of Directors Meeting Minutes
Thursday, April 11, 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 6:01p.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 reporting that Mrs. Rebeka Tolar volunteered to be the Inspector of Elections and Mr. Paul Pfeiffenberger would chair the nominating committee for the BOD member elections.

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:

- Feb 8, 2024, BOD meeting, *motion* by Steve Kesselmeyer, Seconded by Bob McQueary
- Feb 28, 2024, BOD meeting, *motion* by Brian, Seconded by Steve
- Mar 13, 2024, BOD meeting, *motion* by Shawn Wootten, Seconded by Mike Flynn
- Mar 20, 2024, Budget Open Meeting, *motion* by Frank Miller, Seconded by Bob

TREASURER'S REPORT

Mike provided a final review of the 2023-24 operating budget. The 2023-2024 Operating Budget final report reflected an overbudget deficit of \$62,483. *Motion* by Frank, Seconded by John Root to accept the '23-'24 final Treasurer's Report. The motion passed with unanimous consent.

COMMUNITY MANAGER'S REPORT

Liz Reifinger provided updates on E-Dock stairs repair and signage. Three (3) bids were requested, two (2) companies responded Precise Construction and Melvin Lapp. Precise Construction II, LLC was the successful bidder at \$11,847.23. A *motion* was made by Mike, Seconded by Brian. This expenditure motion passed with unanimous consent. Liz reported the twelve new lake buoys, costing \$1,983.46, were

ordered from Rolyan Company. She shared; Premier Pools is making satisfactory progress on the pool renovations. Requests for Bids are out to two (2) companies to provide a new pool chemical building. Liz closed by stating Event Groove acceptance and use is growing.

COMMITTEE REPORTS

ARC – Steve briefed; 3 packages were approved.

DAM – Bob provided a presentation on dam history and key concerns. See the PowerPoint presentation for additional information. Lisa offered to provide a letter acknowledging Bob as the LW BODs representative to the PA Department of Environmental Protection (DEP). On May 8th, the committee will make a presentation to the BOD.

FINANCE – N/A

FISH & BOAT – Brian reminded the group that the Trout Rodeo will take place on May 26.

LAKES – Susan Hummel shared that the Lakes Committee continues to complete water quality analysis testing. She reminded the BOD that the Dark Sky’s night was April 8th.

LODGE – John provided a letter from Chris Laughlin that the lodge is structurally sound. Steve, Shawn, and others commented that the lodge evaluation needs to be more comprehensive and take the long view.

SAFETY & SECURITY – Steve reported gate automation negotiations continue. The BOD wants the contract to reflect that any arbitration shall take place in PA.

OLD BUSINESS

- **Motion** by Steve, seconded by Bob to allow John to spend the \$5,000 allocated in the 2024-25 Budget for the lodge as needed. The motion passed with unanimous consent.
- **Motion** by Mike, seconded by Brian to allow Benesch Engineering to perform dam related studies costing \$10,300. The study topics: Hydrologic and Hydraulic Analysis, and Outlet Works Inspections. The motion passed with unanimous consent.
- Bylaw Review Subgroup: Susan Hummel POC will start the review process in the next week.
- Electronic Voting: Liz is planning an E-voting demonstration for members on April 27th.
- Updating the LWPOA Strategic Plan will occur at the May 2024, BOD meeting.
- Lisa asked the BOD to consider added information concerning the budget assessment. This will be discussed at a future BOD meeting.
- Selection of future lifeguards was not addressed.

NEW BUSINESS

- Lisa presented a list of new members. Mike made a **motion** to approve the new members. Steve seconded; the motion passed with unanimous consent.
- The BOD finalized the April 13, 2024, Open Meeting agenda.
- A member submitted a suggestion that the community practice a “No Mow May.” Discussion revealed the idea conflicted with current handbook rules concerning mowing and signage.
- Future meetings: OPEN
 - 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 20, 2024, at 7:00 p.m. a Special BOD meeting will be held to reveal the outcome of the Electronic Voting election.
- Future BOD meetings: CLOSED
 - Wednesday, April 17, 2024, at 6:00 p.m. Topic: By-Laws


- Wednesday, May 8, 2024, at 6:00 p.m. Topic: Review Strategic Plan

ADJOURNMENT

There were no further comments from the BOD members.

Steve made a *motion* to adjourn the meeting. Frank seconded the motion to adjourn, with no further business. This meeting adjourned at 8:15 p.m. The motion carried by unanimous consent.

Respectfully Submitted by:


Brian Magazu
LWPOA Secretary


Approved

Addendum 1, LWPOA Board Motion Page, April 11, 2024

1. Motion by Steve Kesselmeyer, Brian Magazu, Shawn Wootten, and Frank Miller to approve four (4) sets of meeting minutes, seconded by Bob McQueary, Steve Kesselmeyer, Mike Flynn, and Bob McQueary. 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 Mike Fynn to approve the expenditure of \$11,847.23 to Precise Contraction II, LLC to repair the E-Dock steps, seconded by Brian Magazu. 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 to allow John Root to spend \$5,000 allocated in the 2024-25 budget for Lodge expenses. Bob McQueary seconded the motion. 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

4. Motion by Mike Fynn, seconded by Brian Magazu to Allow Benesch Engineering to perform dam related studies, costing \$10,300. 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

5. Motion by Mike Flynn, seconded by Steve Kesselmeyer 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

6. Motion by Steve Kesselmeyer, seconded by Frank Miller with no further business, to adjourn at 10:08 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.