



**Lake Wynonah Property Owners Association  
Board of Directors Meeting Minutes  
Thursday, January 11, 2024, planned start 6:00 pm**

The Lake Wynonah Property Owners Association (LWPOA) Board of Directors (BOD) held a board meeting.

**CALL TO ORDER**

Board President Lisa Laudeman-Jones called the meeting to order at 6:04 pm.

**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	-	-
Heather Haspert	Community Manager	X	-	-
Liz Reifinger	Assistant Community Manager	X	-	-

**PRESIDENT'S REPORT**

Lisa opened the meeting by thanking everyone for attending then introduced a guest from Pine Creek Landscaping to discuss lowering the water level of Lake Wynonah and bulk head work along with a representative from Vincent Pools to discuss their pool repair/renovation proposal. Attorney Steven Sugarman also joined the meeting to discuss the introduction of electronic voting for Lake Wynonah Members.

The Directors met with a representative from Vincent Pools to discuss their proposal for pool repairs and renovation.

Attorney Sugarman was asked by the Directors to review the LWPOA Bylaws regarding voting by electronic means and the LWPOA Membership application. After his review, he presented to the Directors that the LWPOA Bylaws would need to be updated. The Directors agreed to present a Bylaw change to the Membership.

Attorney Sugarman will provide the Directors suggested updates for the LWPOA Membership application by the February Board Meeting.

Motion by Steve Kesselmeier to present a Bylaw change for electronic voting to the membership. Seconded by Mike Flynn. The motion was carried by unanimous consent.

**APPROVAL OF MINUTES**

Motion by Steve Kesselmeyer with a second by John Root to approve the December 13, 2023 Board Meeting Minutes. The motion was carried by unanimous consent.

### **TREASURER'S REPORT**

Treasurer, Mike Flynn presented the December 2023 financials.

Motion by Steve Kesselmeyer with a second by John Root to accept the Treasurer's report as presented. The motion was carried by unanimous consent.

### **COMMUNITY MANAGER'S REPORT**

Review options for increased use of Zoom. Provide virtual option for Open Board Meetings.

Presented status of Dam Inspection for Fawn Lake and Lake Wynonah.

Ski Slope property – Cost to change zoning permit must be completed prior to submission of driveway permission from PennDot. Directors agreed to place this project on hold due to cost and other projects currently underway.

Motion by Bob McQueary with a second by Susan Hummel to suspend the Ski Slope property project. The Motion carried by a vote of 6 Yea, 0 Nay, 1 Abstention

Discussion related to correct allocation of expenses – operating expense versus Capital Improvement/Replace & Repair funds.

Presentation of Event Groove

Purchase of new cell phones for maintenance. New phones/plans purchased create savings of \$20 per month.

### **COMMITTEE UPDATES**

ARC – Committee to solicit new members to fill open positions.

Dam – Refer to Old Business section.

Finance – Committee will meet to begin 2024 budget review.

Fish & Boat Group – None

Lakes – Susan Hummel presented the proposal from Aquatic Environmental for 2024 lake treatment. Cost of lake treatment: \$14,000

Motion by Susan Hummel with a second by Steve Kesselmeyer to accept the Aquatic Environmental quote for 2024 Lake treatment. Cost of treatment \$14,000. The Motion carried by a vote of 6 Yea, 0 Nay.

Lodge – Committee is exploring renovation ideas such as new paint, flooring, lighting, etc. Maintenance project continues on the basement office location. Committee is also exploring the possibility of expanding the liquor license to provide outside dining. John Root will contact PLCB to determine next steps for license expansion. Lodge Committee has hired a chef for weekends to expand menu options.  
Safety & Security – None

### **OLD BUSINESS**

Steve Kesselmeier and Bob McQueary presented an updated on security automation options. The workgroup is down to 3 proposals. One proposal will not be considered due to pricing. Two options remain. Workgroup's next steps are to obtain references on both companies.

Dam Committee-- Bob McQueary provided an update on his work with Benesch Engineering regarding the Dam safety inspection indicating inspections were completed. An updated Emergency Action Plan was completed by Benesch and submitted to DEP.

Bob McQueary presented the results of the Directors blind vote for Dam Committee members. 11 members applied with the following selected as Committee Members:

James Miller	Judy Munch
Tim Brouse	Ron Direnzo
Diane Silva	

The remaining 6 members will serve as committee volunteers on an as needed basis.

The Directors reviewed two proposals for pool repairs and renovations. Vendors were Vincent Pools and Precision Pools. Precision Pools came in with the lowest bid. Cost for repairs/renovations: \$255,000

John Root made a motion to engage Precisions Pools to complete repairs and renovations to the LWPOA pool with a second by Bob McQueary. Cost of repairs/renovations: \$255,000. The motion carried by unanimous consent.

### **NEW BUSINESS**

Shawn Wootten joined the meeting via telephone to present a proposal on reactivating LWPOA stickers for power watercraft and land vehicles, excluding motor vehicles. Proposal is to implement stickers with different shapes/sizes for each type of watercraft/vehicle requiring a sticker. Proposed pricing is for power watercraft - \$40 each and land vehicles - \$15 each.

Shawn Wootten made a motion to reinstate sticker fees for power watercraft and land vehicles excluding moto vehicles with a second by Bob McQueary 2024 fees for watercraft (\$40 each) and certain land vehicles (\$15 each). The motion was carried by unanimous consent.

Directors discussed adding B Dock, D Dock and Marina bathroom upgrades in the 2024 budget.

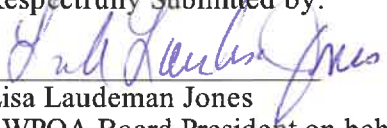
Directors discussed a proposal by a Member interested in purchasing Lot 2190. John Root volunteered to visit the property to determine the viability of the lot for the POA. Director Root will report his findings at the February 2024 Board Meeting,

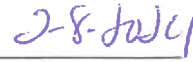
### **ADJOURNMENT**

There were no further comments from the BOD members.

Steve Kesslemeyer made a motion to adjourn the meeting. Frank Miller seconded the motion to adjourn, with no further business, this meeting adjourned at 10:37 p.m. The motion was carried by unanimous consent.

Respectfully Submitted by:

  
\_\_\_\_\_  
Lisa Laudeman Jones  
LWPOA Board President on behalf of  
Brian Magazu, Secretary (absent)

  
\_\_\_\_\_  
Approved

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

**1. Motion** by Steve Kesselmeyer to present a Bylaw change for electronic voting to the membership. Seconded by Mike Flynn. The motion was carried by a vote of 6 Yea, 0 Nay.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

**2. Motion** by Steve Kesselmeyer with a second by John Root to approve the December 13, 2023 Board Meeting Minutes. The motion was carried by a vote of 6 Yea, 0 Nay.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

**3. Motion** by Bob McQueary with a second by Susan Hummel to suspend the Ski Slope property project. The Motion carried by a vote of 6 Yea, 0 Nay, 1 Abstention

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Susan Hummel, Steve Kesselmeyer, Bob McQueary, and John Root.

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Flynn

**4. Motion** by Susan Hummel with a second by Steve Kesselmeyer to accept the Aquatic Environmental quote for 2024 Lake treatment. Cost of treatment \$14,000. The Motion carried by a vote of 6 Yea, 0 Nay.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

**5. Motion** by John Root made a motion to engage Precisions Pools to complete repairs and renovations to the LWPOA pool with a second by Bob McQueary. Cost of the repair/renovations: \$255,000  
The motion carried by a vote of 6 Yea, 0 Nay.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

**6. Motion** by Shawn Wootten with a second by Bob McQueary to implement sticker fees for power watercraft (\$40 each) and certain land vehicles excluding motor vehicles (\$15 each). The motion was carried by a vote of 6 Yea, 0 Nay.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

None

**7. Motion** by Steve Kesslemeyer to adjourn the meeting. Frank Miller seconded the motion to adjourn, with no further business, this meeting adjourned at 10:37 p.m. The motion carried by a vote of 6 Yea, 0 Nay.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent  
None

**Addendum complete.**