



## 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 January 15, 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 7:05 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 Kesselmeier	Director	X	-	-
Bob McQueary	Director	X	-	-
John Root	Director	X	-	-
Heather Haspert	Community Manager	X	-	-
Liz Reifinger	Assistant Community Manager	X	-	-

Twenty-five (25) LWPOA Members were present. Zoom was not available for this meeting.

### PRESIDENT'S REPORT

Lisa Laudeman Jones reported, John Root has seamlessly stepped into the Lodge Committee and Board of Directors. Lisa introduced Liz Reifinger, Assistant Community Manager, to discuss a few topics.

### NEW BUSINESS

Liz Reifinger provided a live demonstration of the LWPOA's online capability called, "Event Groove" She provided a real-time demonstration of this web-enabled service. Liz highlighted the useful information and capabilities available at each Members' fingertips. For example, she showed how a member, using a few mouse-clicks, has easy access to all POA documentation and available services. Liz also highlighted the 'on-line' payment service allowing Members to purchase gate-cards and other community services. For example, she should how a member could buy a \$10.00 ticket to the Boaters Safety Course being offered at the Office on Feb 17<sup>th</sup> from 9a.m. to 5 p.m. Note, the Boaters Safety Course includes lunch, drinks, and snacks. This is quite a deal because if a member, a family member, or a friend took the course on-line it costs \$50.00 per person.

## **TREASURER's REPORT**

Mike Flynn presented the December 2023 financials which included budget, expenses, reserves, etc.

## **OLD BUSINESS**

1. Members were informed that Precision Pools is now on contract to effect pool repairs. The goal is to have all renovations complete before Memorial Day, the start of the 2024 season.
2. Lisa explained to the membership, the project to install Member storage units at the old ski-slope property across Berne Drive was put on hold by the BOD.
3. Steve Kesselmeyer summarized the research undertaken to use automation to make community entry more secure, effective, and cost efficient. The benefits of automated gates will reduce Member frustrations at the front and back gates. Automation will enable the community manager to better utilize security staff for additional community patrols and other value-added tasks. Steve covered three (3) different providers and their acquisition cost and life-cycle cost over 10 years of operations. Lisa mentioned the next step is to conduct reference checks on the three (3) offerors.

## **COMMITTEE/ GROUP REPORTS**

**Dam Committee (Re-activation):** Bob McQueary provided an update on the re-activation of the Dam Committee. The Committee will perform basic dam monitoring tasks and guide the LWPOA BOD in the planning and execution of future Dam projects. The BOD evaluated ten (10) committee members nominations, five (5) voting and all non-voting Dam Committee Members were announced:

Voting Members: Tim Brouse, Ron Derenzo, Jim Miller, Jody Munch, and Diana Silva  
Non-Voting Members: Rich Hardy, Mike Kogelschatz, Ken Lehrer, Tom Parsons, and Bob Still

**Lodge Committee:** John Root provided insight into the new activities planned at the LW Lodge, to name a few: Bingo, Chef night, Sunday brunch, Karaoke, Trivia Night... The committee is planning entertaining Lodge activities each week from Thursday to Sunday. He also highlighted minor lodge repairs.

## **NEW BUSINESS**

Since our last open meeting, the Directors approved 10 new LWPOA members. The list is included with your meeting packet.

## **OPEN FORUM**

1. Member 2556 shared an observation, "many times visitors pass through the front gate faster than Members." Steve commented that an automated gate, using "QR Codes" will help this situation. Automation will make it easier to authorize guest entry. With the new system, visitors will process fast but, hopefully, License Plate Recognition technology will speed up the process for members so, their line should move even faster.

2. Member 2138 asked if increasing Boat Storage Fees reduced revenues? Mike Flynn provided the numbers showing that the LWPOA has increased revenue due to the fee increases. Lisa added, boat sticker fees will be reinstated this year. A new sticker policy and fee structure is forthcoming.
3. Member 1471 asked Mike Flynn why the Repair and Replace budget was significantly higher than in the past. Mike Flynn shared that the POA purchased a new dump-truck and pick-up truck.
4. Member 1823 asked why the list of delinquent members is, what it is. Lisa communicated; collections are a major point of interest of the BOD. John and Brian spoke of the time and energy the office team and BOD put into collections.
5. Member 2125 asked about E-Dock. Heather shared, "We now have a signed contract to update E-Dock. It should be ready by Memorial Day 2024."
6. Member 140 asked about sheriff sales. Could members be notified first? Heather responded, The LWPOA doesn't want to take any action that may have its members assume responsibility for mortgages in arrears. Notice comes from the Tax Claims Office in Pottsville. That office is currently in disarray from significant staff loss and a general lack of communication.
7. Member 642 asked what the cost of renovating the pool would be. Lisa shared; the contract value is \$255,000. Mike added there are other pool repair costs in other parts of the budget. An example, pump house reconstruction.
8. Member 2034 asked about road repairs. Steve explained, Benesch Engineering and the BOD evaluated all the roads in the community. A time phased implementation plan was developed to re-do the worst roads first. As it turned out, there were no roads repaired in 2023. Road repairs are in the 2024 plan.
9. Member 837 commented on the back-gate. She thought an automated "QR Code" system would improve use of the back-gate. There was general agreement from the BOD and Members.
10. Member 559 asked about A-Dock boat racks. The board shared that the available budget was used for new kayak launches at E and F Dock, and three (3) old porta-johns were replaced around the lake. Heather said, "We'll certainly look at the A-Dock boat racks".
11. Member 2125 expressed thanks to the LW maintenance and office staff for a job well done.
12. Member 146 asked if Plumb Creek septic pumping service was mandatory to Members? The board informed the Members, "Yes, you need to coordinate septic pumping service with Plum Creek. Plum Creek can and does contract-out pumping services, but you must go through them."
13. Member 2138 asked about boat and trailer storage. He noted that several boats and trailers had expired stickers. The board reminded the members that the POA did not require stickers for trailers. There are stickers for boat trailer storage on POA number designated rented spots that were expired or missing, Heather will address this with an email blast and follow-up.
14. Member 2138 also asked that the Security Committee be brought into the on-going automation discussions. Heather offered to advertise for new members of the Security Committee.
15. Member 1471 asked if automation at the gates would eliminate security staff. The board communicated that the automation would allow staff to be repurposed to other higher priority security tasks.
16. Member 2125 asked if the Architectural Committee was looking at houses in disrepair. Heather answered, "Yes, the office acts on these issues to a point. She explained, Lake Wynonah is a POA, so owners are responsible for the upkeep of their properties."
17. Member 140 asked if the pool sliding board would be removed? The board explained that the slide is in disrepair, and it is a significant insurance cost-driver. Lisa shared that the BOD will be reviewing all insurance matters with our Insurance Agent during the April Open meeting.


**NEXT OPEN BOARD MEETING DATE**

Saturday, April 13, 2024, 10:00 a.m. at the Office with the possibility of utilizing the Zoom platform.

**ADJOURNMENT**

Lisa Laudeman Jones adjourned the meeting at 8:30 p.m.

Respectfully Submitted by:

  
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Brian Magazu, Secretary

  
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Approval Date

**Addendum 1, LWPOA Board Motion Page, 15 January 2024**

***I. Motion*** by Bob McQueary, seconded by Brian Magazu to adjourn the meeting at 9:30 p.m. Motion carried by all BOD and Members present.

Director Votes - Yea

Mike Flynn, Steve Kesselmeyer, Lisa Laudeman Jones, Brian Magazu, Bob McQueary, and John Root.

Director Votes – Nay

None.

Director Votes – Abstain or Absent

Susan Hummel, Frank Miller, and Shawn Wootten were absent.

**Addendum complete.**