



**Lake Wynonah Property Owners Association
Board of Directors Meeting Minutes
Wednesday, June 12, 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 6:05 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	-	-
Liz Reifinger	Community Manager	X	-	-
Camry Zeiber	Assistant Community Manager	X	-	-

PRESIDENT'S REPORT

Lisa opened the meeting by welcoming members of the Dam Committee. Diana Silva, Richard Hardy, Tom Parsons, and Bob Still provided advice to the BOD on matters concerning the history, current issues, and mitigation plans for our dam and spillway. Key topics included a review of the Pennsylvania Department of Environmental Protection (DEP) consent order, current Benesch Engineering study proposals and Dam Committee recommendations. In 2009, 2013, and 2014 issues were identified concerning the Lake Wynonah dam. Seepage, spillway integrity, and a redundant valve were at the top of the list for the DEP's and the LWPOA's engineering advisors. In the recent past, the LWPOA performed studies to better understand these issues. The Dam Committee and the BOD expressed mutual intent to accomplish a required Probable Failure Mode Analysis study required by the DEP and focus more on taking action to mitigate key dam risks.

APPROVAL OF MINUTES

Past meeting minutes were presented by Brian Magazu, motions made, and a vote of unanimous consent was taken by the 8 members present to accept these minutes to the record:

- May 8, 2024, BOD meeting, *motion* by Steve Kesselmeier, seconded by Mike Flynn.

TREASURER'S REPORT

Mike Flynn presented the Treasurer's Report, *motion* by Brian, seconded by Bob McQueary. A vote of unanimous consent was taken to accept the report to the record.

COMMUNITY MANAGER'S REPORT

Liz Reifinger, Community Manager (CM), briefed the BOD on several topics including a discussion on VIVE, a new First Service Residential corporate approach to integrate contractor qualification and payment systems. The BOD was not in favor of adding additional cost to local contractors. Camry Zeiberand, Assistant CM, and Steve took an inventory of all the boats on Lake Wynonah. They found many power boats without proper stickers. The office will send advisory letters to the boat owners.

COMMITTEE REPORTS

ARC – Steve summarized the ARC packages in review.

DAM – Bob summarized the committee's recommendations and the BOD's direction. The committee and POA Engineering Advisors will focus on performing a failure mode analysis, identifying options to mitigate seepage, and implement valve redundancy.

FINANCE – N/A

FISH & BOAT – Brian provided a review of the 2024 Trout Rodeo. Hundreds of children and family members enjoyed a remarkably successful event. Brian suggested the BOD invest in a fountain in Fawn Lake near A-Dock. There was significant support for this project.

LAKES – Susan Hummel shared information on extension courses offered by Penn State University.

LODGE – See the Old Business section below for more information.

SAFETY & SECURITY – Steve is coordinating with PSX and our maintenance crew to start the necessary physical changes to LWPOA gate areas in support of the new gate entry system.

OLD BUSINESS

- Lisa provided status on the First Service Residential (FSR) contract. The BOD agreed to a new contract allowing FSR to increase their contract value by up to 4% per year for the next 3 years. After a robust discussion by the BOD, Brian made a *motion* to approve the new contract and terms capped at 4% per year, for 3 years. Mike seconded; the motion passed with the 7 members voting 'yea,' 1 member voted "no" and another member was absent. Eight BOD members were present.
- Steve reported that the new automated gate entry system is on track for this summer.
- Lodge. John Root reviewed with the BOD suggested changes to the Lodge Charter. The outdoor dining area project will be completed in 1-2 weeks. John shared that the concessions stand will open for pool attendees on June 13th.
- Bylaw Review update: Susan Hummel will lead a BOD discussion on June 24, 2024.
- Electronic Voting: The CPA receiving electronically transmitted votes from Members is not providing anyone return-receipt responses.

NEW BUSINESS

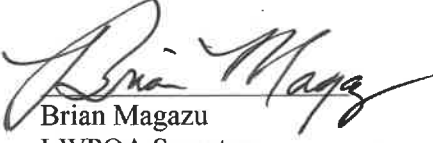
- Lisa shared with the BOD; Mary would be leaving the office staff as of June 14th. FSR is actively looking for a replacement.
- The BOD jointly reviewed and amended the agenda for the Open BOD meeting on June 17th.

- Bob made a plug for a BOD member to attend the ‘Haven United’ breakfast once a month.
- Bob made a ***motion*** to allocate \$2,200 to purchase 2 laptops for the lodge committee. Steve seconded; the motion passed with 7 members voting ‘yea’ and 1 member absent.
- Mike shared that the pool supervisor needs additional hours to conduct the necessary business at the pool and marina. Mike made a ***motion*** to allocate 30 paid hours a week to the pool supervisor. Steve seconded; the motion passed with 7 members voting ‘yea’ and 1 member absent.
- Future meetings: OPEN to all Members
 - Monday, June 24, 2024, 7:00 p.m. a Special Meeting concerning electronic voting.
 - Monday, July 15, 2024, 6:00 p.m. a Special Meeting to meet the new BOD candidates
 - Sunday, August 18, 2024, 2:00 p.m. Annual Business Meeting and Election Results.
- Future BOD meetings: CLOSED
 - Monday, June 24, 2024, after the Open meeting. Topic: By-Law working group.
 - Wednesday, August 14, 2024, at 6:00 p.m. Topic: Regular Board Meeting
- Lisa presented a list of 3 new members. Brian made a ***motion*** to approve the new members. Mike seconded; the motion passed with the unanimous consent of 8 BOD members present.

ADJOURNMENT

Steve made a ***motion*** to adjourn the meeting. John seconded the motion to adjourn. This meeting adjourned at 9:45 p.m. The motion carried with 7 members voting ‘yea’ and 1 member absent.

Respectfully Submitted by:


 Brian Magazu
 LWPOA Secretary

10 June 2024
 Approved

Addendum 1, LWPOA Board Motion Page, May 8, 2024

1. Motion by Steve Kesselmeyer to approve the May 8, 2024, meeting minutes, seconded by Mike Flynn. Each motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Shawn Wootten

2. Motion by Brian Magazu, seconded by Bob McQueary to accept the Treasurer’s Report to the record. The motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Shawn Wootten

3. Motion by Brian Magazu, seconded by Mike Flynn to approve the new FSR contract and terms, capping any increase to 4% per year, for 3 years. The motion carried by a vote of 6 Yea, 1 Nay, 1 Absent.

Director Votes - Yea

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

Director Votes – Nay

Frank Miller

Director Votes – Abstain or Absent

Shawn Wootten

4. Motion by Brian Magazu, seconded by Mike Flynn to accept all new Members. The motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Shawn Wootten

5. Motion by Bob McQueary, seconded by Steve Kesselmeyer to allocate \$2,200 to purchase 2 laptops for the lodge committee. The motion passed with 8 members voting ‘yea’ and 1 member absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Shawn Wootten

6. Motion by Mike Flynn, seconded by Steve Kesselmeyer to provide 30 compensated hours for the pool manager to conduct the necessary business at the pool and marina. The motion passed with 8 members voting ‘yea’ and 1 member absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Shawn Wootten

7. Motion by Steve Kesselmeyer, seconded by John Root with no further business, to adjourn at 9:45 p.m. The motion carried by a vote of 8 Yea, 0 Nay, 1 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

Shawn Wootten

Addendum complete.