



**Lake Wynonah Property Owners Association
Board of Directors Meeting Minutes
Tuesday, April 4, 2023 6:00 p.m.**

Welcome and Call to Order

Board President Lisa Laudeman Jones called the meeting to order at 6:06 p.m.

Roll Call

Present: Lisa Laudeman Jones, President; Frank Miller, Vice President; Susan Hummel, Secretary; Mike Flynn, Treasurer; Directors Troy Lipp, Rebekah Tolar, Steve Kesselmeyer, Ryan Achenbach, Scott Chivinski; CM Heather Haspert,

President's Report:

- Revised FSR contract has a few recommended changes, indemnification questions, insurance considerations. Insurance agent Manley will review
- Strategic planning session with FSR suggested for May or June - planned to hold quarterly
- On-line bill pay demonstration for Board
- First Service Day for community to learn more about FSR

Minutes Approval

Motion by Susan Hummel and Second by Troy Lipp to approve March 2023 Board of Directors Meeting Minutes. Motion carried by all.

Treasurer's Report

- Motion by Mike Flynn and Second by Frank Miller to accept the Treasurer's report. Motion carried by all.
- Discussion regarding 5-year 75,000 miles extended warranty for Chevy Tax. Motion by Mike Flynn and Second by Troy Lipp to purchase extended warranty for Chevy Trax for \$1,762. Motion carried.
- Dump truck replacement will require increased funding of \$5,000 from Capital Reserve to purchase the new dump truck. Motion by Mike Flynn

and Second by Scott Chivinsky to increase the funding to purchase the new dump truck. Motion carried by all.

Community Manager's Report

- Dock rentals outcome was approximately 50 spots on the list shifted. G dock will have four more dock spots installed.
- Shared work order report log
- Shared violations report
- Project updates and status:
 - *pool slide repair, may be removed in future. Need to get insurance quote for with and without a pool slide;
 - *New backboard and hoops installed at Grove basketball court
 - *Reserve Study - five vendors contacted, three responses were emailed to Directors.
 - *Body Camera for Security personnel - one bid so far
 - *Security cameras at Docks - two companies will meet with Heather
 - *Security Boat status - still searching for a replacement boat
- Member requests:
 - *Member requested a Board member look at a paving issue fronting their lot. It was agreed that a director will visit member's lot and a letter will be sent.
 - *Member requests a LWPOA owned lot be subdivided at member's expense and member will purchase one subdivision from LWPOA adjacent to member's property; any stream will not be included in purchase. Member would also like to purchase one other LWPOA-owned lot adjacent to member's property. Motion by Steve Kesselmeyer and Second by Frank Miller to approve subdividing LWPOA lot and sell resulting adjacent lot to member and to approve sale of other adjacent lot to member. Motion carried by all.
 - *Member wants a street light on electric pole by their property. Member will have to pay PPL if they want the street light.
- Comcast wants approval to solicit individual members door-to-door. Need to review contract with Comcast.

Committee updates

- Lodge manager will present at Open Meeting
- Safety and Security - long distance swimmers are not towing buoy as they swim in the lake. Safety concern - email blast to be sent recommending swimmers use a tow buoy and add to Handbook

- Lake Committee requests that a Consultant be paid for professional monitoring of the Lakes. Motion by Mike Flynn and Second by Scott Chavinski to not contract a Consultant to monitor the Lakes. Motion Carried.

Old Business

- Nominating Committee - Motion by Lisa Laudeman-Jones and Second by Frank Miller to accept all three members of the Nominating Committee Paul Pfeiffenberger, Michele Roman and Lori Michael . Motion carried by all. Motion by Lisa Laudeman-Jones and Second by Scott Chivinski to appoint Paul Pfeiffenberger as Chair of Nomination Committee. Motion carried by all.
- Landscaping Project - Low Bid received from TB Landscaping. Motion by Susan Hummel and Second by Scott Chivinski to approve the TB Landscaping bid of \$8,160 for Landscaping project. Motion carried.
- Violations Schedule updates:
 - Fire Works are covered under Noise Pollution therefore 15c under Violations document will be deleted
- Reminders for enforcement:
 - *Contractor's signs must be removed after completion of work/job
 - *Parked vehicles must be five feet off the side of the road
 - *Gate Key - a PIN is needed to call a guest into the community

New Business

- Motion by Scott Chivinski and Second by Steve Kesselmeyer to contract John Adams for new laminate windows for office. Motion carried by all.
- Open Forum - Discussion regarding whether to allow fishing from Dam Breast at Fawn Lake. Motion by Ryan Achenbach and Second by Troy Lipp to allow fishing off of the rocks at the Fawn Lake dam breast. Motion carried. Signs to be manufactured and posted regarding access to the dam breast rocks.


Next Board Meeting Date

Wednesday May 10, 2023

Adjournment

Meeting Adjourned at 9:30 p.m.

Respectfully Submitted by


Susan Hummel, Secretary

5/10/23
Approval Date

April 4, 2023 Board Actions

- Motion by Susan Hummel and Second by Troy Lipp to approve March 2023 Board of Directors Meeting Minutes. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach, Frank Miller
- Motion by Mike Flynn and Second by Frank Miller to accept Treasurer's report. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach, Frank Miller
- Motion by Mike Flynn and Second by Troy Lipp to purchase extended warranty for Chevy Trax for \$1,762. Motion carried.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Susan Hummel, Steve Kesselmeyer, Frank Miller
Director Votes - Nay
Ryan Achenbach
- Motion by Mike Flynn and Second by Scott Chivinsky to increase the funding to purchase the new dump truck. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Steve Kesselmeyer, Ryan Achenbach, Frank Miller
- Motion by Steve Kesselmeyer and Second by Frank Miller to approve subdividing LWPOA lot and sell resulting adjacent lot to member and to approve sale of other adjacent lot to member. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach, Frank Miller
- Motion by Mike Flynn and Second by Scott Chavinski to not contract a Consultant to monitor the Lakes. Motion Carried.

Director votes - Yea

Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn,
Steve Kesselmeyer, Ryan Achenbach, Frank Miller

Director Votes - Nay

Susan Hummel

- Motion by Lisa Laudeman-Jones and Second by Frank Miller to accept all three members of the Nominating Committee Paul Pfeiffenberger, Michele Roman and Lori Michael. Motion carried by all. Motion by Lisa Laudeman-Jones and Second by Scott Chivinski to appoint Paul Pfeiffenberger as Chair of Nomination Committee. Motion carried by all.

Director votes - Yea

Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn,
Susan Hummel, Steve Kesselmeyer, Ryan Achenbach, Frank Miller

- Motion by Susan Hummel and Second by Scott Chivinski to approve the TB Landscaping bid of \$8,160 for Landscaping project. Motion carried

Director votes - Yea

Troy Lipp, Rebekah Tolar, Scott Chivinski, Susan Hummel, Steve Kesselmeyer,
Ryan Achenbach, Frank Miller

Director votes - Abstain

Lisa Laudeman-Jones

- Motion by Scott Chivinski and Second by Steve Kesselmeyer to contract John Adams for new laminate windows for office. Motion carried.

Director votes - Yea

Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Susan
Hummel, Steve Kesselmeyer, Ryan Achenbach, Frank Miller

- Motion by Ryan Achenbach and Second by Troy Lipp to allow fishing off of the rocks at the Fawn Lake dam breast. Motion carried.

Director votes - Yea

Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn,
Steve Kesselmeyer, Ryan Achenbach, Frank Miller

Director Votes - Abstain

Susan Hummel

April 26, 2023 Board Actions

During Board meeting discussion regarding updating Violations processes Motion by Lisa Laudeman Jones and Second by Rebekah Tolar to increase the Administrative fee to request an Appeals Hearing from \$25.00 to \$50.00. Motion carried.

Director votes - yea

Lisa Laudeman Jones, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer, Frank
Miller, Mike Flynn