



**Lake Wynonah Property Owners Association
Board of Directors Meeting Minutes
Wednesday, August 14, 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 6:07 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 Kesselmeyer	Director	X	-	-
Bob McQueary	Director	X	-	-
John Root	Director	-	X	X
Kim Gialanella	FSR Regional Manager	X	-	-
Liz Reifinger	Community Manager	X	-	-
Camry Zeiber	Assistant Community Manager	X	-	-

PRESIDENT'S REPORT

Lisa opened the meeting and introduced Joseph Zerbe, Attorney at Law for Plum Creek Municipal Authority (PCMA). Mr. Zerbe briefed the BOD on the legal action PCMA may take against a Lake Wynonah member. Next, Kim Gialanella, Regional Manager, First Service Residential provided the outgoing board with a summary of the open and closed topics on the community's strategic plan. The continuing BOD members agreed to revisit the strategic plan during our October 2024 meeting. Kim's discussion covered topics recorded throughout these minutes.

APPROVAL OF MINUTES

Past meeting minutes and memorandum for the record (MFR) 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:

- July 10, 2024, BOD meeting, *motion* by Steve Kesselmeyer, seconded by Frank Miller.
- July 22, 2024, MFR recorded the election results for electronic voting at a special meeting, *motion* by Bob McQueary, seconded by Susan Hummel.
- August 5, 2024, MFR recorded a BOD action at a Dam Committee meeting, *motion* by Bob McQueary, seconded by Brian Magazu.

TREASURER'S REPORT

Mike Flynn deferred the Treasurer's report. He will provide an email summary to the BOD before the Open Meeting on Sunday, August 18th.

COMMITTEE REPORTS

ARC – Steve summarized the ARC packages requiring review.

DAM – Bob reviewed revised Benesch Engineering taskings and committee activities.

FINANCE – N/A

FISH & BOAT – Brian detailed Lakes and F&B committee concerns about water quality issues near A-Dock. Fawn Lake oxygenation data shows the lake is within normal limits. A permanent fountain is not required at this time; however, a temporary bubbler may help trout transition in the waters near A-Dock.

LAKES – Susan shared the committee will meet at 6:30pm on August 20th. She provided the Lakes committee perspectives on the Fawn Lake oxygen topic above.

LODGE – Virtually attending the meeting, John tried to explain the committee's need for new member appointments. The link did not meet the need, so John dropped off the call. He intends to address the new BOD at the September 2024 meeting.

SAFETY & SECURITY – Steve provided an update on the lake boat patrol and the physical changes needed at each of the two gates to accommodate the new automated entry system.

OLD BUSINESS

- Lisa summarized the LWPOA's insurance coverage for the next 12 months. Our existing insurance companies may not provide all coverages next year.
- The potential need for a member assessment continues to be tabled until the by-laws are changed to allow electronic voting for other issues presented to the membership. BOD member selection elections are now authorized to use electronic voting.
- Steve reported, the new automated gate entry system is advancing. Bollards have been installed at both gates. Work is in progress to merge existing databases to facilitate the new entry system. Steve will work with Axiom and the office to ensure members are informed ahead of the roll out of the new gate system.
- Liz shared that Premier Pools will continue to work-off the swimming pool punch list after the season is over. A new storage building is still needed to house the pool pump and chemicals.
- Lodge. Frank shared information on lodge activities and issues. Steve made a *motion*, Bob seconded it, to allow lodge rental fees and security deposits flow into the lodge's operating funds. The motion passed: 6 yea, 1 no, 2 absent.
- Susan shared that the Bylaw Review update remains tabled until the new board is formed.
- Bob summarized the Benesch Engineering revised proposal to complete studies and begin an analysis of mitigations. Mike Flynn made a *motion*, Brian seconded, to accept Benesch Engineering's \$59,500 proposal to conduct 5 tasks. All 7 members present voted in favor.

NEW BUSINESS

- E-Dock. Several BOD members spoke about our current signage not preventing vehicles from driving down to the water's edge. Liz will send letters to the offenders. A barrier is being investigated.
- Lisa presented a list of 7 new members. Steve made a *motion* to approve the new members. Frank seconded; the motion passed with the unanimous consent of 7 BOD members present.

- The maintenance staff will mount a new Princess Wynonah on the horse at the front entrance.
- A discussion took place concerning LWPOA revenues not meeting expenses due to the COVID inflation increase. All present discussed a dues increase, extra lot assessment, or potentially a onetime COVID dues adjustment to make up the difference between out By-Law dues cap of 3% verses actual inflation of the last 3 years totaling 20-30%.
- Future meetings: OPEN to all Members
 - Sunday, August 18, 2024, 2:00 p.m. Topic: The annual business meeting and BOD election results.
- Future BOD meetings: CLOSED
 - Wednesday, September 18, 2024, at 6:00 p.m. Topic: first new BOD meeting.

COMMUNITY MANAGER’S REPORT


Liz has begun the contracting process to execute the 2024 paving plan. The 2024 budget allocates \$100,000 paving budget and a \$130,000 tar and chip budget. Liz is seeking quotes from 3 or more paving companies. The location of the pool’s leak is unknown, it will be investigated after Labor Day. The office will hold back 10% of Premier Pools initial contract value until all punch list items are completed. E-Dock stairs are being repaired. The gate to help prevent large vehicles from driving down to the water’s edge at E-Dock is in the maintenance team’s queue. Kim and Liz shared how quickly the new front office team is coming up to speed.

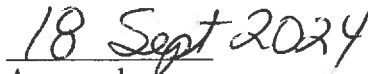
Camry, Assistant Community Manager, reported the boat sticker audit and fine process continues. She shared a resident offered to rent kayaks. This item was tabled for the new BOD.

ADJOURNMENT

With no additional business at hand, Brian made a *motion* to adjourn the meeting. Steve seconded the motion to adjourn. This meeting adjourned at 9:30 p.m. The motion carried with 7 members voting ‘yea’ and 2 member absent.

Respectfully Submitted by:


 Brian Magazu
 LWPOA Secretary


 Approved

Addendum 1, LWPOA Board Motion Page, August 14, 2024

1. Motion by Steve Kesselmeyer to approve the July 10, 2024, meeting minutes, seconded by Frank Miller. The motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Fynn & Shawn Wootten

2. Motion by Bob McQueary to approve the July 22, 2024, Memorandum for the Record (MFR) recording the results of the special election for electronic voting, seconded by Susan Hummel. The motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Fynn & Shawn Wootten

3. Motion by Bob McQueary to approve the July 22, 2024, Memorandum for the Record (MFR) recording the results of a Dam Committee meeting vote to all Benesh to revise their proposal, seconded by Brian Magazu. The motion carried by a vote of 5 Yea, 0 Nay, 4 Absent/Abstain.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Susan Hummel, Mike Fynn, Frank Miller, & Shawn Wootten

4. Motion by Steve Kesselmeyer, seconded by Bob McQueary to allow Lodge rental fees to flow into the lodge operating budget. The motion carried by a vote of 6 Yea, 1 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

Mike Flynn

Director Votes – Abstain or Absent

John Root & Shawn Wootten

5. Motion by Mike Flynn, seconded by Brian Magazu, to award Benesch Engineering a \$59,500 contract to perform 5 study tasks. The motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

John Root & Shawn Wootten

6. Motion by Steve Kesselmeyer, seconded by Frank Miller to accept all new Members. The motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

John Root & Shawn Wootten

7. Motion by Brian Magazu, seconded by Steve Kesselmeyer, with no further business, to adjourn at 9:30 p.m. The motion carried by a vote of 7 Yea, 0 Nay, 2 Absent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

John Root & Shawn Wootten

Addendum complete.