



**Lake Wynonah Property Owners Association
Board of Directors Meeting Minutes
Wednesday, December 13, 2023, planned start 6:00 pm**

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 6:06 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 Kesselmeyer	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 introduced the LWPOA Nominating Committee Chair, Paul Pfeiffenberger who updated the Directors on the 2023 election. The update included statistics on Association average election voting percentages and the LWPOA 2023 voting percentage remained the same. Community members indicated that the Meet the Candidates event was well done and they appreciated the Zoom option along with the recording of the event so those members unable to attend could review at a later time. The committee will continue to work on improvements to the process including working with First Service Residential to provide an electronic voting option for 2024 and a general outline of what is required to be a LWPOA Board Director.

APPROVAL OF MINUTES

Motion by Steve Kesselmeyer with a second by Bob McQueary to approve the November 9, 2023 Board Meeting Minutes. The motion was carried by unanimous consent.

TREASURER'S REPORT

Treasurer, Mike Flynn presented the November 2023 financials.

Motion by Steve Kesselmeyer with a second by Bob McQueary to approve the Treasurer's report as presented. The motion was carried by unanimous consent.

COMMUNITY MANAGER'S REPORT

The Community Manager presented updates on the following:

- a. Review and resolution of Member submitted Communication Forms.
- b. Review of proposed upgrades to the main entrance electronic sign. The proposal was put on hold until other options would be obtained. Director John Root to look into other options.
- c. PMCA provided a list of Members receiving notice to clear the area near the fire hydrants for accessibility.
- d. Updated collection legal fees from Marcus and Hoffman LLC were received and reviewed. Directors requested Ms. Haspert reach out to her FSR colleagues and determine what other law firms are used to obtain additional quotes due to the proposed increase in collection fees.
- e. Discussed status of ongoing issues with LWPOAs legal counsel. It was decided to request Atty. Sugarman attend the January 2024 board meeting to provide an update on all outstanding requests.
- f. Reviewed proposed insurance rate increase to the current umbrella policy of the POA. It was determined that the POA would need to budget for this increase. Ms. Haspert will obtain information from the insurance agent to include Dam and Liquor liability in the umbrella policy and request an updated quote.
- g. LWPOA maintenance is working on a project plan to create office space in the Lodge basement for the Lodge Committee to conduct business and store documents.
- h. Ms. Haspert continues to work on coordinating updated information from Benesch to allow Falcon to update the reservice study to specifically identify a separate reserve study for the Dam.
- i. Ms. Haspert continues to work with pool renovation company, Vincent Pools to finalize the project. Vincent Pools representative will attend the January 11, 2024 board meeting to provide final details of the project.
- j. Ms. Haspert provided information she received from a LWPOA Member who is looking into possible funding to assist with the Dam project. She also reported that Vibratex will be doing a site visit to troubleshoot the Geokon system to ensure data is reporting accurately.

COMMITTEE REPORTS

ARC – No update.

DAM – Bob McQueary updated the Directors on member recruitment status. An email was sent to the Directors to rank the applicants based on qualifications. The top 5 candidates will be presented at the January 2024 Board Meeting for consideration.

FINANCE – No update. Director Wooten did agree to review adding sticker costs back to members for power watercraft only.

FISH & BOAT GROUP – No update.

LAKES – No update

LODGE – The Lodge Committee is looking at expanding Lodge hours and events. Director Root is looking into expanding the Lodge Club Liquor license to extend to possible outside seating areas. The Lodge is also looking into a Games of Chance license which will allow for additional Lodge events.

SAFETY & SECURITY – No Update related to the Committee. Security automation will be discussed under Old Business

OLD BUSINESS

- Security Automation Subgroup – Steve Kesselmeyer updated the Directors that 3 Companies had interest in providing services to LWPOA. After investing options with GateKey, it was determined they could not meet the needs of the Community. Director Kesselmeyer and Director McQueary will meet with the 3 companies and provide an update at the January 2024 Board Meeting.
- FSR Community Engagement Seminar Review-Bob McQueary.
- PCMA Fire Hydrant Update – Update provided during Community Managers Report.

NEW BUSINESS


- New members to the LWPOA since the December 13, 2023, Board Meeting were presented for approval. Motion by Mike Flynn with a second by John Root to approve the new members. The motion carried by unanimous consent.
- Next Board Meeting – January 10, 2024 at 6:00 p.m.

ADJOURNMENT

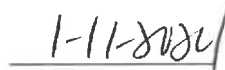
There were no further comments from the BOD members.

Steve Kesselmeyer made a *motion* to adjourn the meeting. Frank Miller seconded the motion to adjourn, with no further business, this meeting adjourned at 10:00 p.m. The motion was carried by unanimous consent.

Respectfully Submitted by:



Lisa Laudeman Jones
LWPOA President



Approved

Addendum 1, LWPOA Board Motion Page, December 13, 2023

1. Motion by Steve Kesselmeyer with a second by Bob McQueary to approve the November 8, 2023, Board Meeting Minutes. The motion was carried by unanimous consent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Brian Magazu, Susan Hummel and Shawn Wooten Absent

2. Motion by Steve Kesselmeyer with a second by Bob McQueary to approve the December 13, 2023, Treasurer’s Report as presented. The motion was carried by unanimous consent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Brian Magazu, Susan Hummel and Shawn Wooten Absent

3.. Motion by Mike Flynn with a second by John Root to approve new Members presented since the November 8, 2023 meeting. Motion carried by unanimous consent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Brian Magazu, Susan Hummel and Shawn Wooten Absent

3.. Motion by Steve Keeselmeyer with a second by Frank Miller to adjourn. With no further business the meeting adjourned at 10:00 p.m. Motion carried by unanimous consent.

Director Votes - Yea

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

Director Votes – Nay

None

Director Votes – Abstain or Absent

Brian Magazu, Susan Hummel and Shawn Wooten Absent

Addendum complete.