



Lake Wynonah Property Owners Association  
Board of Directors Workshop Meeting Minutes  
Tuesday, December 13, 2022 6:00 p.m.

### **Welcome and Call to Order**

Board President Lisa Laudeman Jones called the meeting to order at 5:58 p.m.

### **Roll Call**

Present: Lisa Laudeman Jones, President; Frank Miller, Vice President; Mike Flynn, Treasurer; Susan Hummel, Secretary; Directors Scott Chivinski, Troy Lipp, Rebekah Tolar, Steve Kesselmeier

Absent: Director Ryan Achenbach

### **Executive Session**

**Workshop Meeting** commenced at 8:38 p.m.

Director Ryan Achenbach, Community Manager Heather Haspert joined meeting.

### **President's Report:**

- Deferred

### **Minutes Approval**

Motion by Scott Chivinski and Second by Steve Kesselmeier to approve November 2022 workshop minutes. Motion carried by all.

### **Treasurer's Report**

Motion by Mike Flynn and Second by Frank Miller to accept Treasurer's report. Motion carried by all.

### **Community Manager's Report**

- Heather Haspert noted the Code of Conduct form is signed by Ryan Achenbach

- Request from a member volunteer to place a snack/soda machine by the pool. Request was denied.
- Lakes Committee noted that to “slow the flow” of water into Fawn Lake stone rip-wrap could be placed in critical areas; cost would be at least \$15,000; is there funding? There is \$5,000 budgeted this year, which means a plan to distribute stone can be developed and additional funding for stone could be added to next year’s budget.
- Consider retaining an engineering firm to review the needs of Lake Wynonah community roads - get quotes for hourly rate from three companies.
- A member planted shrubs along border of LWPOA property and member’s property - will have to gift the newly-planted shrubs to LWPOA or remove them. A member wants to purchase lot owned by LWPOA that adjoins member’s lot. Purchase cannot be approved.
- Heather Haspert will email Directors weekly on Fridays to inform them of status of office work/business.
- No testing for blue/green algae until the Spring.

### **Committee updates**

- Lakes Committee requested to reimburse gas expenses for committee boat rides on Lake Wynonah. Motion by Susan Hummel and Second by Frank Miller to reimburse gas expenses for Lake Committee boat rides \$20 per trip. Motion carried by all.
- ARC: no applicants
- Finance: three applicants
- Marketing: send an email soliciting for members
- Dam: An insurance consultant reviewed Directors’ and Officers coverage and recommended LWPOA keep the policy. He will write an opinion regarding concerns of prospective Dam committee members.
- No other Committee Reports

### **Old Business**

- Lisa Laudeman Jones provided PC/DEP update - It was suggested that Paul Bruder, Esq. be considered by the PMCA Board of Directors to assist PMCA with DEP regulations.
- Engineering firm proposal could include dam monitoring, roads, and swales
- Clarify rules for member and community group use of amenities - tabled until next meeting

- Finance Committee recommendations for increase in LWPOA fees - tabled until next meeting

## **New Business**

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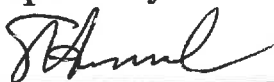
## **Next Workshop Meeting Date**

Wednesday January 11, 2023

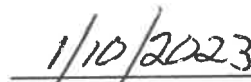
## **Adjournment**

Meeting Adjourned at 9:45 p.m.

Respectfully Submitted by



Susan Hummel, Secretary



Approval Date

## **December 13, 2022 Board Actions**

- Motion by Scott Chivinski and Second by Steve Kesselmeyer to approve November 2022 workshop minutes. Motion carried by all.  
Director votes - Yea  
Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Scott Chivinski, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer
- 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, Mike Flynn, Ryan Achenbach, Scott Chivinski, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer
- Motion by Susan Hummel and Second by Frank Miller to reimburse gas expenses for Lake Committee boat rides \$20 per trip. Motion carried by all  
Director votes - Yea

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