



Lake Wynonah Property Owners Association Board of Directors Workshop Meeting Minutes

The Lake Wynonah Board of Directors held its monthly Workshop the 14th day of December 2021, at 6:00 p.m.

WELCOME AND CALL TO ORDER

Board President Lisa Laudeman Jones called the meeting to order at 6:17 p.m.

ROLL CALL

Present: Lisa Laudeman Jones, President; Troy Lipp, Vice President; Mike Flynn, Treasurer; Ryan Achenbach, Secretary. Directors: Richard Hardy, Frank Miller, Rebekah Tolar, Scott Chivinski, Joe Haggerty. David Readinger, FSR Pennsylvania Regional Director of the Condo and HOA Division (filling in for current lack of a Community Manager).

NOMINATING COMMITTEE PRESENTATION

Committee Chair Gino McClain gave a presentation on discussions by the Nominating Committee. This included:

- Discussion of how to increase voter participation
- Presented idea of electronic voting
- Discussion on the lack of candidates and ways to improve
- Idea of a Meet the Board event for the community

PRESIDENT'S REPORT

Ms. Jones's report focused on a brief discussion of items from the Lodge Committee including expected capital expenditures for 2022, which included a new tap system, point of sale system to improve efficiency, and to repair the Lodge fireplace to a functional condition with gas log inserts.

TREASURER'S REPORT

Mr. Flynn gave a brief report as financial reports arrived right before the meeting. Some write-offs from prior meetings were executed. Mr. Flynn also reported his review of purchasing versus renting propane tanks for the Lodge, etc.

APPROVAL OF WORKSHOP/MEETING MINUTES

- **Motion** by Scott Chivinski, seconded by Frank Miller, to approve the minutes from the October workshop. Motion carried by all present.
- **Motion** by Frank Miller, seconded by Joe Haggerty, to approve the minutes from the October open meeting. Motion carried by all present.

- **Motion** by Mike Flynn, seconded by Troy Lipp, to approve the November workshop minutes. Motion carried by all present.

COMMUNITY MANAGER's REPORT

David Readinger reported an update on the current difficulty finding candidates to fill the vacant Community Manager position. At this time the position will remain unfilled. Mr. Readinger also provided a brief action report of management items to be completed in the community.

COMMITTEE/ GROUP REPORTS

Finance Committee – Joe Haggerty gave a preliminary budget presentation for 2022 which is to be reviewed by the Board members.

Safety and Security Committee – Troy Lipp updated the Board on the recommendations of the committee. This led into a broader discussion of the Board regarding security.

UNFINISHED BUSINESS

Ms. Jones presented a final draft of the Sexual Harassment Policy & Training

- **Motion** by Troy Lipp, seconded by Scott Chivinski, to approve the policy as presented. Motion carried by all present.

Board discussion on the necessary replacement of the Marina fuel tank. The Board discussed presented options of type (steel, fiberglass) to be reviewed by the Board members. Replacement is required for insurance purposes.

Brief discussion of aquatic vegetation, including blooms over the summer of 2021.

-**Motion** by Scott Chivinski, seconded by Joe Haggerty, to accept AES treatment costs for Elodea sp. nuisance water vegetation for 2022. Motion carried 6-2 (T. Lipp absent)

NEW BUSINESS

- Deferred for time

NEXT BOARD WORKSHOP MEETING DATE

Workshop Meeting Tuesday, January 11, 2021, at 6:00 p.m.

ADJOURNMENT

Motion by Mike Flynn, seconded by Frank Miller, to adjourn the meeting at approximately 9pm. Motion carried by all present.

Respectfully Submitted by:


Ryan Achenbach, Secretary

1/17/2022
Approval Date

December 14, 2021 Board Motion Page

Motion by Scott Chivinski, seconded by Frank Miller, to approve the minutes from the October workshop. Motion carried by all present.

Director Votes - Yea

Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes - Nay

None

Motion by Frank Miller, seconded by Joe Haggerty, to approve the minutes from the October open meeting. Motion carried by all present.

Director Votes - Yea

Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes - Nay

None

Motion by Mike Flynn, seconded by Troy Lipp, to approve the November workshop minutes. Motion carried by all present.

Director Votes - Yea

Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes - Nay

None

Motion by Troy Lipp, seconded by Scott Chivinski, to approve the Sexual Harrassment policy as presented. Motion carried by all present.

Director Votes - Yea

Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes - Nay

None

Motion by Scott Chivinski, seconded by Joe Haggerty, to accept AES treatment costs for Elodea sp. nuisance water vegetation for 2022. Motion carried 6-2 (T. Lipp absent)

Director Votes - Yea

Mike Flynn, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes - Nay

Ryan Achenbach, Lisa Laudeman Jones

Motion by Mike Flynn, seconded by Frank Miller, to adjourn the meeting at approximately 9pm. Motion carried by all present.

Director Votes - Yea

Lisa Laudeman Jones, Mike Flynn, Ryan Achenbach, Scott Chivinski, Joe Haggerty, Richard Hardy, Frank Miller and Rebekah Tolar.

Director Votes -- Nay

None