



Lake Wynonah Property Owners Association  
Board of Directors Workshop Meeting Minutes  
Wednesday, February 8, 2023 6:00 p.m.

**Welcome and Call to Order**

Board President Lisa Laudeman Jones called the meeting to order at 6:07 p.m.

**Roll Call**

Present: Lisa Laudeman Jones, President; Frank Miller, Vice President;; Susan Hummel, Secretary; Directors Troy Lipp, Rebekah Tolar, Steve Kesselmeyer, Ryan Achenbach, Scott Chivinski,(joined 6:48p.m., left 8:30 p.m.)

Absent: Mike Flynn, Treasurer

**President's Report:**

- Benesch Engineering presentation by representatives Jennifer Kowalonek and Kevin Richards. Noted that last dam inspection was 2009-10. Currently drones are used as tool for inspections. They will research past reports from dam inspection. Directors proffered the priorities for the community:

- DEP compliance - annual dam inspection

- Emergency action plans update

- Road improvements - project specifications, site inspections to include coded road mapping (good, needs work), create priority list, strategic planning with estimated years until work is needed, estimates of type and cost for paving

- Drainage improvements - swales and storm water mitigation

- Swimming pool upgrades - concrete deck, rebuild of pump house

- Playground areas - safety

- Grant research for private entity like LW to assist with funding for lake and dam repairs

An engineer will meet with Director and Office staff to look at LW needs, including roads, swales, storm drainage

- First Service Residential (FSR) management company presentation by President Michael Mendelo, Regional Vice President Donna Fiore, and Regional Director Kim Gialanella. Several issues and concerns were topics of dialog between FSR representatives and the Directors including:

Communication

Financial reports - timeliness

Investments

Fees charged by FSR

Technology use for community

Action plans for improvements to community

Marketing

FSR considers Lake Wynonah to a member of the newly formed category Life Style Community which is headed by a Regional Director trained to work with Life Style communities. Michael Mendelo (President FSR) offered a six-month contract on month-to-month basis with agreed-upon deliverables. A proposal would be drafted and presented to the Board.

### **Minutes Approval**

Motion by Steve Kesselmeier and Second by Troy Lipp to approve January 2023 workshop minutes. Motion carried by all.

Motion by Frank Miller and Second by Rebekah Tolar to approve January 2023 Open Board Meeting minutes. Motion carried by all.

### **Treasurer's Report**

Motion by Steve Kesselmeier and Second by Frank Miller to accept Treasurer's report. Motion carried by all. Noted that the new truck delivery will require Treasurer's signature of receipt.

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

- Heather Haspert apprised the Directors on some members' concerns that needed to be reported to the Board.

### **Committee updates**

- No Committee Reports

### **Old Business**

- Motion by Lisa Laudeman-Jones and Second by Rebekah Tolar to accept the Ski Slope Committee recommendation to build a storage facility on the ski slope property. Motion carried by all.

## New Business

- None


## Next Workshop Meeting Date

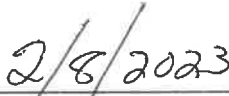
Wednesday March 08, 2023

## Adjournment

Meeting Adjourned at 8:57 p.m.

Respectfully Submitted by

  
Susan Hummel, Secretary

  
Approval Date

## February 8, 2023 Board Actions

- Motion by Steve Kesselmeyer and Second by Troy Lipp to approve January 2023 workshop minutes. Motion carried by all.  
Director votes - Yea  
Lisa Laudeman Jones, Troy Lipp, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach
- Motion by Frank Miller and Second by Rebekah Tolar to approve January 2023 Open Board Meeting minutes. Motion carried by all.  
Director votes - Yea  
Lisa Laudeman Jones, Troy Lipp, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach
- Motion by Steve Kesselmeyer and Second by Frank Miller to accept Treasurer's report. Motion carried by all.  
Director votes - Yea  
Lisa Laudeman Jones, Troy Lipp, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach
- Motion by Lisa Laudeman-Jones and Second by Rebekah Tolar to accept the Ski Slope Committee recommendation to build a storage facility on the ski slope property. Motion carried by all.  
Director votes - Yea  
Lisa Laudeman Jones, Troy Lipp, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach