



**Lake Wynonah Property Owners Association  
Board of Directors Open Meeting Minutes  
Monday, January 16, 2023 7:00 p.m.**

The Lake Wynonah Board of Directors held its quarterly Open Meeting in the Business Office on January 16, 2023 at 7:00 p.m. Zoom platform was available.

**WELCOME AND CALL TO ORDER**

President Lisa Jones called the meeting to order at 7:04 p.m.

**ROLL CALL**

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

**MOTIONS TO APPROVE NEW MEMBERS/MEETING MINUTES**

Lisa Laudeman Jones asked for a motion to approve the new Member list as presented in the agenda.

- *Motion* to approve new members – Susan Hummel, Second Frank Miller. Carried by all.

**PRESIDENT'S REPORT**

- Request for Proposal for a new property management company was initiated in December 2022. First Service Residential has been the property management company since 2005 until the present. Three companies responded to the Board's request - Denali, Associa, First Service Residential. Responding companies will be interviewed January 19, 2023. A selection will be made by the Board by the end of January 2023.
- Dam/Spillway Update: The full report by Schnabel is available for members to review in the Business Office.
- Benesch Engineering has been engaged to review the dam, roadways, swales and other areas as the Board reviews improvement projects to be initiated going forward.

**TREASURER'S REPORT**

November 2022 Attachment provided

- Mike Flynn reviewed the report. He highlighted costs that were higher expenses than budgeted for: recreational 35% higher, utilities 9% higher, rising insurance cost. Cumulative Net operating income was negative approximately \$25,000 by November 2022 and is negative approximately \$29,000 to date. With dues capped at 3% increase there is currently a reduction of \$200,000 in yearly spending power. Operating income covers current expenses. We cannot use Reserves for operating expenses - they are meant to avoid assessments when large projects need funding. In order to avoid cuts, more funds must be raised. Inflation will continue so revenue must increase. Secondary lots dues are only 5% of regular lot dues. If there is an increase to \$275 per year the dues will be 17% of main lot dues. A survey will go out for comment.
- A reserve study is due - FSR has been asked to provide three quotes from companies
- Fees have been changed - a list was shared
  - \*all stickers for ATVs and water craft will still be required and proof of insurance for power boats and ATVs is required but stickers will be provided at no cost
  - \*Boat trailer storage \$200 per year
  - \*Boat slip rental \$500 per year
  - \*Boat Rack rental \$50 per year
  - \*A Dock Pavillion \$100 per use
  - \*Grove Rental \$100 per use
  - \*Lodge \$100 per event

## **COMMUNITY MANAGER'S REPORT**

- Reminder to use Communication Form when concerns arise about anything in the community
- Updated Handbook provided including violation fine table
- Stickers are required and will be provided free - need insurance documentation to receive stickers and lot number must be written on the sticker
- Event and Committee forms are updated
- There is an exit gate at the main entrance - problem with tail-gating. Reminder - if your car rear ends another car going through the gate your insurance will be liable; and if the gate is damaged by your vehicle, your insurance may not pay the cost to repair it.
- Pre-owned conference room chairs were purchased and a coffee station is set up in the conference room for business guest use.
- New floor for the security shack, amber lights for security vehicles purchased
- Liquor license for the Lodge was renewed
- February 4, 2023 will be a Meet and Greet event at the Lodge to provide community information - everyone is invited
- There are 8 additional storage spots for boats by D Dock
- There is a problem at East gate - members are swiping their entry cards for others. The office will shut off the card for this violation.
- The time frame that signs in yards can be posted is in the handbook
- Amazon orders - when you order put in the office address on Navajo Drive so the driver will be directed to the main gate by GPS. Use your address for the delivery part of the order.

- About \$4500 in LW SWAG has been sold - \$285 goes to Lake Wynonah for the quarter. The purchases help fund committees. If anything with the Lodge logo is purchased, the funds will go to support the Lodge.

## **COMMITTEE REPORTS**

**ARC** - continue to review permit requests. A new member has been selected to join the committee: Gary Meyers.

**Finance Committee** - two members have been approved to join the committee: Ken Lehrer and Robert Harding.

**Lakes Committee** - Considering proposals for lake monitoring; there is some funding in current budget for purchase of rip/wrap but more funding will be needed.

## **OLD BUSINESS**

Plum Creek task force will begin meeting again in February.

## **NEW BUSINESS**

\* Maintenance trucks need to be replaced - the average age is 21 years old. A pickup truck won't pass inspection so a new truck must be purchased using Repair/Replace reserve.

\* Upgrades to tennis courts - new nets, wind screens, and pavers.

\* Pool upgrades are needed - new pump house, replace the floor in the life guard house, replace skimmers, incorporate handicap access into the pool.

\* Waterfall in front of the Princess - aesthetic improvement

## **OPEN FORUM**

Lot #2556 - Extra lot dues need to be raised to \$225 per year. Why are we short in dues? People don't pay their dues.

Lot #623 - What is the status in investments in Treasury Bills? Purchased Treasury Bills laddered over a three-year period. Interest rate is over 4%. Who joined the Finance Committee? Robert Harding and Ken Lehrer.

Lot # 2138 - There are two new members on the Safety and Security Committee but they didn't come to the Board's attention. That is because they have not submitted applications to join the committee so they are not approved. Members can attend committee meetings as a visitor but must apply to join the committee and receive Board approval. Fill our communication form for the Safety Committee for concerns such as speeding.

Lot #2606 - Any update on PCMA? No update, next meeting is in February.

Lot #1016 - Any details yet on the pool access project? No, options are to be considered but a ramp may be preferred. Can lots be renumbered? Would be difficult. Can't change address numbers; the numbers are on the deed to the property .

Lot #2051 - If there is a concern about the neighborhood what to do? Should fill out the communication form and give it to the office. The form will be given to the appropriate person.

Lot #664 - Any progress on indemnification of Dam Committee members? Not yet, will be a meeting with members.

Lot #1086 - Who pays the legal fees for collection? The person who owes the money; the fee is added to the total owed.

Lot #2125 - On street parking by E Dock is neglected, not improved. Engineer will guide the improvements.

Lot #2423 - What are the fee increase amounts? List was read aloud.

Lot #2107 - A Dock Pavillion money goes to Fish and Boat, will the increased fee go to them? \$100 fee will go to Fish and Boat.

Lot #468 - The boat slip rent is going from \$275 to \$500? Yes. The parking spot for trailer is \$200? Yes.

Lot #2034 - Question regarding the selected Engineering firm - was Rick informed of the opportunity? Yes, Rick can call Lisa if he wants to.

**ADJOURNMENT**

Lisa Laudeman Jones adjourned the meeting at 8:10 p.m..

Respectfully Submitted by:

  
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Susan Hummel, Secretary

  
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Approval Date

**January 16, 2023 Open Board Motion Page**

**Motion** to approve new members by Susan Hummel, 2nd by Frank Miller, Carried by all.