



**Lake Wynonah Property Owners Association
Board of Directors Workshop Meeting Minutes
Tuesday, January 10, 2023 6:00 p.m.**

Welcome and Call to Order

Board President Lisa Laudeman Jones called the meeting to order at 6:04 p.m.

Roll Call

Present: Lisa Laudeman Jones, President; Frank Miller, Vice President; Mike Flynn, Treasurer; Susan Hummel, Secretary; Directors Troy Lipp, Scott Chivinski,, Rebekah Tolar, Steve Kesselmeyer, Ryan Achenbach (joined 8:28p.m.)

President's Report:

- Paul Pieffenberger, Nominating Committee Chair, shared a presentation with the Board with powerpoint handout. Committee goal is an efficient and effective election process. Recommendations: shorten window of time between introduction of candidates and distribution of ballots; provide more information regarding duties of Directors and Board; provide information on LW website; use electronic voting and send mail-in ballots upon request; survey members regarding electronic voting option
- Ski Slope Committee presentation regarding possible uses of the ski slope, provided a handout. Recommend building a storage building - cost estimate is \$400,000. Estimated annual revenue is \$90,000 for 18% investment return; building would be paid for in about 5 years. Solar panels could be placed on the roof of the storage building but would result in only 0.44% return. Motion by Steve Kesselmeyer and Second by Lisa Laudeman Jones to eliminate consideration of solar panels installation. Motion carried by all.
- The Schnabel Engineering proposal for Dam oversight is \$135,000
- Benesch Engineering (handout provided) would provide professional consulting service for dam, roads, swales. They have provided a proposal for services billed on an hourly rate schedule. Motion by Steve Kesselmeyer

and Second by Mike Flynn to accept the Benesch Engineering proposal. Motion carried by all.

Minutes Approval

Motion by Frank Miller and Second by Mike Flynn to approve December 2022 workshop minutes. Motion carried by all.

Treasurer's Report

Motion by Steve Kesselmeyer and Second by Scott Chivinski to accept Treasurer's report. Motion carried by all.

Community Manager's Report

- Heather Haspert presented updated forms to be used for booking events using community amenities. Motion by Mike Flynn and Second by Frank Miller to approve the new updated Event booking forms. Motion carried by all.
- Events cannot be scheduled on holiday weekends. Proposed 2023 event calendar submitted by Civic was modified.
- Security guards are required to check in at barcodes placed around the community as they patrol three times per day.
- Board had previously approved an empty lot purchase in which the purchase price would be given to LWPOA as payment for unpaid lot fees. Update revealed that 50% of the proceeds from the sale must go to Plum Creek for unpaid water access fees leaving 50% of the proceeds to go to LWPOA. An Agreement of Sale and the identified Title company must be provided to ensure 50% of the proceeds from the sale will be distributed to LWPOA before the Board will approve the updated sale conditions.

Committee updates

- ARC: Motion by Steve Kesselmeyer and Second by Lisa Laudeman Jones to accept Gary Meyers as ARC committee member. Motion carried by all.
- Finance Committee: Motion by Mike Flynn and Second by Steve Kesselmeyer to accept Ken Lehrer and Robert Harding as Finance committee members. Motion carried by all.
- No other Committee Reports

Old Business

- Lisa Laudeman Jones provided PC/DEP update - PC will resume meetings in February
- Finance Committee Recommended Fee increases:

- Boat Trailer storage fee increase from \$60 to \$200 per year - approved
- Boat Rack rental fee increase from \$30 to \$50 per year - approved
- Boat Slip rental rate increase from \$275 to \$500 per year - approved
- A Dock Pavillion rental rate increase from \$75 to \$100 - approved
- Grove rental rate increase from \$75 to \$100 - approved
- Lodge rental rate increase from \$75 to \$100 - approved
- Eliminate Boat and ATV Sticker fees - approved (stickers will remain mandatory and provided at no cost to member)

New Business

- Two Maintenance trucks need to be replaced. Research will be conducted with local dealerships to determine cost.
- Wind barrier for tennis courts needed
- Need an updated Reserves Study - three quotes will be solicited by FSR


Next Workshop Meeting Date

Wednesday February 08, 2023

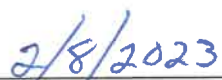
Adjournment

Meeting Adjourned at 9:33 p.m.

Respectfully Submitted by



 Susan Hummel, Secretary



 Approval Date

January 10, 2023 Board Actions

- Motion by Steve Kesselmeyer and Second by Mike Flynn to accept the Benesch Engineering proposal. Motion carried by all.
 Director votes - Yea
 Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Scott Chivinski, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer

- Motion by Frank Miller and Second by Mike Flynn to approve December 2022 workshop minutes. Motion carried by all
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Scott Chivinski, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer
- Motion by Steve Kesselmeyer and Second by Scott Chivinski to accept Treasurer's report. Motion carried by all
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Scott Chivinski, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer
- Motion by Mike Flynn and Second by Frank Miller to approve the new updated Event booking forms. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Scott Chivinski, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer
- Motion by Steve Kesselmeyer and Second by Lisa Laudeman Jones to accept Gary Meyers as ARC committee member. Motion carried by all
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Scott Chivinski, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach
- Motion by Mike Flynn and Second by Steve Kesselmeyer to accept Ken Lehrer and Robert Harding as Finance committee members. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Scott Chivinski, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer, Ryan Achenbach