



**Lake Wynonah Property Owners Association
Board of Directors Workshop Meeting Minutes
Wednesday, November 9, 2022 6:00 p.m.**

Welcome and Call to Order

Board President Lisa Laudeman Jones called the meeting to order at 6:03 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 (by phone), Ryan Achenbach; Heather Haspert, Community Manager

President's Report:

- Lisa Laudeman Jones introduced Jesse Wullenbader, engineer with Schnabel Engineering. Mr. Wullenbader reviewed information regarding the sonar scan of the Lake Wynonah dam (hydrographic survey) and the results of his inspection of the spillway wing wall. There is no need for an emergency repair at this time. His recommended next step is a risk assessment analysis of the dam. Mr. Wullenbader concluded his presentation and exited the meeting.
- Motion by Troy Lipp and Second by Ryan Achenbach to contract Schnabel Engineering to complete a Probable Failure Mode Analysis of the dam. Motion carried by all.
- The 2022 dam report to submit to DEP will be completed by WJP and shared with the Board. Schnabel Engineering could be asked to complete annual dam report moving forward.
- The permit for lowering Lake Wynonah should be granted by DEP by next week. Directors discussed lowering Fawn Lake. Lake-front residents could plan for any maintenance of bulkhead or dock. Motion by Scott Chivinski and Second by Mike Flynn to lower Fawn Lake every five years on years ending with "5" and "0" beginning with 2025. Motion carried by all.

- PAHB1795 was recently passed by the Pennsylvania State Legislature requiring an independent third party to be used for HOA elections and other voting. LWPOA is exempt from this legislation because it was founded prior to 1995.
- Website update request - Directors need to look at their committee information on the website and make any appropriate suggestions for improvement if needed. The Lodge portion of the website is a good example. Give suggestions to Heather Haspert.

Minutes Approval

Motion by Scott Chivinski and Second by Mike Flynn to approve October 2022 workshop minutes. Motion carried by all.

Motion by Mike Flynn and Second by Scott Chivinski to approve October 2022 Open Meeting minutes. Motion carried by all.

Treasurer's Report

No treasurer's report. Motion by Mike Flynn and Second by Ryan Achenbach to utilize Lennox Wealth Management Group to facilitate the purchase of Treasury Bills by LWPOA. Motion carried by all

Community Manager's Report

- Heather Haspert provided a handout to Directors that was a Management Report format provided by First Service. She reviewed the work orders section.
- Created an on-line store to sell Lake Wynonah items as a revenue source.
- There are three volunteers to be photographers for the lake community events, etc.
- Heather would like to host quarterly "meet and greet" gatherings for new members.
- Heather can create a calendar of events being held in the lake to include lake community organizations. Only the office can edit the calendar. All organizations and club activities will be announced via email communication. Any activities utilizing the Lodge/Grove area must end by 3:00 p.m.
- Directors discussed a proposal to provide boat storage parking above D dock. Motion by Scott Chivinski and Second by Mike Flynn to create parking for boat storage above D dock. Motion carried by all.

Committee updates

- Fish and Boat group: requesting funding to stock the lakes with various fish. Motion by Scott Chivinski and Second by Troy Lipp to provide

\$2,000 to the Fish and Boat Group for fish purchase. Motion carried by all.

- ARC: Member requested a variance to five-foot set back from property line. Motion by Mike Flynn and Second by Lisa Laudeman Jones to deny the variance request. Motion carried by all.
- No other Committee Reports

Old Business

- Lisa Laudeman Jones provided PC/DEP update - vacant lots have been identified. Suggested that guidance regarding the 537 plan be considered - hire an expert.
- Ryan Achenbach stated that Plum Creek is planning for repairs to the treatment plant.

New Business

- Clarify rules for community use of LWPOA amenities - tabled until next meeting
- Mike Flynn proposed that a collection agency working on contingency be contracted to collect debts owed to LWPOA. Motion by Mike Flynn and Second by Frank Miller to contract with National Recovery Agency (NRA) as a collection agency for LWPOA. Lisa Laudeman Jones recused. Motion carried.
- Mike Flynn provided handout with Finance Committee recommendations regarding LWPOA fee increases. Directors reviewed and discussed the recommendations; no agreement was reached. Directors agreed to continue to individually review the fee increases listed and be prepared to discuss and vote regarding the fees at the December workshop meeting.

Next Workshop Meeting Date

Wednesday December 14, 2022

Adjournment

Motion to adjourn by Susan Hummel and Second . Motion carried by all.
Meeting Adjourned at 9:25 p.m.

Respectfully Submitted by


Susan Hummel, Secretary


Approval Date

November 9, 2022 Board Actions

- Motion by Troy Lipp and Second by Ryan Achenbach to contract Schnabel Engineering to complete a Probable Failure Mode Analysis of the dam. 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 Scott Chivinski and Second by Mike Flynn to lower Fawn Lake every five years on years ending with “5” and “0” beginning with 2025. 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 Scott Chivinski and Second by Mike Flynn to approve October 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 Scott Chivinski to approve October 2022 Open Meeting 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 Ryan Achenbach to utilize Lennox Wealth Management Group to facilitate the purchase of Treasury Bills by LWPOA. 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 Scott Chivinski and Second by Mike Flynn to create parking for boat storage above D dock. 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 Scott Chivinski and Second by Troy Lipp to provide \$2,000 to the Fish and Boat Group for fish purchase. 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 Lisa Laudeman Jones to deny the variance request. 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 contract with National Recovery Agency (NRA) as a collection agency for LWPOA. Motion carried.

Director votes - Yea

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

- Motion to adjourn by Susan Hummel and Second. Motion carried.

Director votes - Yea

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