



**Lake Wynonah Property Owners Association  
Board of Directors Meeting Minutes  
Wednesday, October 18, 2023, planned start 6:00 pm**

The Lake Wynonah Property Owners Association (LWPOA) Board of Directors (BOD) held a meeting.

**CALL TO ORDER**

Board President Lisa Laudeman-Jones called the meeting to order at 6:02 pm.

**ROLL CALL**

Name	Position	Present	Virtual	Absent
Lisa Laudeman Jones	President	X	-	-
Frank Miller	Vice President	X	-	-
Brian Magazu	Secretary	X	-	-
Mike Flynn	Treasurer	X	-	-
Shawn Wootten	Assistant Treasurer	X	-	-
Susan Hummel	Director	X	-	-
Steve Kesselmeyer	Director	X	-	-
Bob McQueary	Director	X	-	-
Heather Haspert	Community Manager	X	-	-
Liz Reifinger	Assistant Community Manager	X	-	-

**PRESIDENT'S REPORT**

- Members of the Lakes Committee shared with the BOD their activities, results, and needs. The committee chairperson presented the following topics:
  - Their membership, mission statement, primary initiatives, and water quality testing.
  - How they leverage national, state, regional, academic, and local water management resources.
  - They requested funds to purchase water sampling equipment and water analysis support.
- Andrew Dionne from the Falcon Group walked the BOD through the first offering of a Capital Reserve Replacement Fund Analysis for the LWPOA. The BOD appreciated the analysis and asked Andrew to break out the 'Dam Reserve' portion of the analysis separately from all the other LWPOA assets.
- Lisa shared the email resignation of Rebekah Tolar from the LWPOA BOD. Rebekah served the BOD with distinction. However, personal issues will prevent her from completing her August 2024 term. All directors present shared their admiration for Rebekah's BOD service and their sympathy for her situation. Lisa informed the BOD that rules, and precedent require an invitation to join the board, must be provided to the first runner up in the recent BOD election. Lisa will contact John Root and should he accept, his elevation to the BOD will be announced during the 21 October 2023 open board meeting.

## APPROVAL OF MINUTES

*Motion* by Steve Kesselmeier, seconded by Frank Miller to approve the BOD meeting minutes from the September 19, 2023, Lake Wynonah Board of Directors Meeting. The BOD members had a discussion on the pros and cons of protocols guiding the creation of BOD meeting minutes. Motion carried by a vote of 5 Yea, 2 Nay, 2 Absent.

## COMMITTEES:

- Lakes Committee: Brian Magazu opened a discussion to provide the Lakes Committee with an approved budget greater than the committee chair's funding request of \$1,200.00 to purchase PLEON Services and a Van Dorn testing device. A constructive discussion ensued ending with a *Motion* by Brian Magazu, seconded by Susan Hammel to approve a \$1,200 budget. The motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.
- Lisa asked the BOD committee liaisons to present to the open meeting on Saturday October 21, 2023. Susan, Brian, and Bob were added to the meeting agenda.
- Steve shared Safety and Security Committee updates.
- Mike Flynn provided information from the Plum Creek Municipal Authority meeting. There are three hundred (300) fire hydrants in the community. All fire hydrants need to have a five (5) foot clear zone to support fire company response. Plum Creek will be asked to provide a list of hydrants that do not comply with this requirement.

## TREASURER'S REPORT

Mike Flynn, Treasurer provided the August 2023 financial review. Steve Kesselmeier offered a *motion* to accept the financial report. Seconded by Bob McQueary. The motion was carried by unanimous consent.

## OLD BUSINESS

- BOD bylaw review: Susan Hummel volunteered to take over this task.
- Dam Working Group: Bob McQueary made the case to re-activate the Dam Committee. The BOD discussion was supportive. Bob volunteered to renew the Committee Charter and to seek members.
- Santander Bank will not allow office staff to make deposits in the LWPOA accounts. The Board was supportive of the Community Manager and staff finding a new bank.
- Heather Haspert reviewed the Community Managers report and actions concerning demand letters, communication forms, accounts receivable, Benesh project updates, tax claim properties and other projects. The Ski-Slope conversion to storage spaces proposal was discussed extensively. The BOD agreed with an incremental approach seeking the most difficult state and local approvals first. Heather reported positive progress on the repair of the community's waterfall.
- Steve made a *motion* to accept the Bensch Proposal of \$6,000 to study pool improvements. Brian seconded the motion. The motion was carried by unanimous consent.
- Frank Miller made a *motion* to spend \$51,500 to have Ronnie C. Folk Paving revitalize E Dock. Brian seconded the motion. Discussion revealed that Maloney Macadam LLC also provided an incomplete bid that was rejected by the board. The motion was carried by unanimous consent.

**NEW BUSINESS**

Heather presented the list of new Members. After reviewing the list, Lisa made a *motion* to approve the new members. Brian seconded the motion. The motion was carried by unanimous consent.

**CLOSING COMMENTS BY THE BOD/PRESIDENT**

Lisa clarified the agenda for the Open BOD Meeting to be held on Saturday, October 21, 2023. She asked Kevin Richards from Benesh Engineering to speak.

**ADJOURNMENT**

There were no further comments from the BOD members.

Bob McQueary made a *motion* to adjourn the meeting. Steve seconded the motion to adjourn, with no further business, this meeting adjourned at 10:00 p.m. The motion was carried by unanimous consent.

Respectfully Submitted by:



Lisa Laudeman Jones  
LWPOA Board President on behalf of  
Brian Magazu, Secretary (absent)



Approved

Addendum 1, LWPOA Board Motion Page, October 18, 2023

**1. Motion** by Steve Kesselmeyer, seconded by Frank Miller to approve the BOD meeting minutes from the September 19, 2023, Lake Wynonah Board of Directors Meeting. The BOD members had a discussion on the pros and cons of protocols guiding the creation of BOD meeting minutes. Motion carried by a vote of 6 Yea, 2 Nay, 1 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Shawn Wootten, Susan Hummel, Steve Kesselmeyer

Director Votes – Nay

Brian Magazu and Bob McQueary

Director Votes – Abstain or Absent

Mike Flynn

**2. Motion** by Brian Magazu, seconded by Susan Hammel to approve a \$1,200 budget to the Lakes Committee. Motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Mike Flynn, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, and Bob McQueary.

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Flynn

**3. Motion** by Steve Kesselmeyer to accept the financial report. Seconded by Bob McQueary. The motion was carried by unanimous consent. Motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Mike Flynn, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, and Bob McQueary.

Director Votes – Nay

None

Director Votes – Abstain or Absent

Mike Flynn

**4. Motion** by Steve Kesselmeyer to accept the Benesch proposal of \$6,000 to study pool improvements. Brian Magazu seconded the motion. The motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea

Lisa Laudeman Jones, Frank Miller, Brian Magazu, Mike Flynn, Shawn Wootten, Susan Hummel, Steve Kesselmeyer, and Bob McQueary.

Director Votes – Nay  
None

Director Votes – Abstain or Absent  
Mike Flynn

**5. Motion** by Frank Miller to accept the Ronnie Folk Paving proposal of \$51,000 to revitalize E-Dock. Brian Magazu seconded the motion. Motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea  
Lisa Laudeman Jones, Frank Miller, Brian Magazu, Mike Flynn, Shawn Wootten, Susan Hummel, Steve Kesselmeier, and Bob McQueary.

Director Votes – Nay  
None

Director Votes – Abstain or Absent  
Mike Flynn

**6. Motion** by Lisa Laudeman Jones to accept all new Members. Brian Magazu seconded the motion. The motion carried by unanimous consent. Motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea  
Lisa Laudeman Jones, Frank Miller, Brian Magazu, Mike Flynn, Shawn Wootten, Susan Hummel, Steve Kesselmeier, and Bob McQueary.

Director Votes – Nay  
None

Director Votes – Abstain or Absent  
Mike Flynn

**7. Motion** by Bob McQueary, seconded by Steve Kesselmeier to adjourn the meeting at 10:00 p.m. Motion carried by a vote of 8 Yea, 0 Nay, 1 Absent.

Director Votes - Yea  
Lisa Laudeman Jones, Frank Miller, Brian Magazu, Mike Flynn, Shawn Wootten, Susan Hummel, Steve Kesselmeier, and Bob McQueary.

Director Votes – Nay  
None

Director Votes – Abstain or Absent  
Mike Flynn

**Addendum complete.**

