



**Lake Wynonah Property Owners Association  
Board of Directors Open Meeting Minutes  
Saturday, October 21, 2023, planned start 10:00 a.m.**

The Lake Wynonah Property Owners Association (LWPOA) Board of Directors (BOD) held a quarterly Open Meeting in the Office on the October 21, 2023, at 10:00 a.m.

**WELCOME AND CALL TO ORDER**

President, Lisa Laudeman Jones welcomed all Members and called the meeting to order at 10:00 a.m.

**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	-	-

Twenty-two (22) LWPOA Members were present. Zoom was not available for this meeting.

**MOTION TO APPROVE NEW MEMBERS**

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

*Motion* by-Lisa Laudeman Jones seconded by Frank Miller to approve the new Members as presented.

**PRESIDENT'S REPORT**

Lisa reported the resignation of Rebekah Tolar, Director. Lisa credited Rebekah for years of dedicated service to the BOD and the Community. In accordance with LWPOA rules and precedent, the first unsuccessful BOD candidate from the most recent BOD election was asked to serve on the board. John Root accepted and will serve on the BOD until the term ends in August 2024.

Lisa reminded members that the water valve for Lake Wynonah will be opened on November 1, 2023. Members should remove their boats from public docks no later than October 31, 2023.

## TREASURER's REPORT

Mr. Flynn presented the September 2023 financials which included budget, expenses, reserves, etc. Financials were included in the meeting packet and emailed to Members prior to the meeting.

## OLD BUSINESS

Lisa introduced Kevin Richards from Benesh Engineering to discuss several LWPOA projects:

1. The pool improvement project is currently in work. The goals of this project are to identify necessary pool maintenance and renovations and accomplished them before the 2024 season.
2. Member inquiries and communication forms asked why the lake water level was so low this year. Our area had much less winter snow, snow melt, and spring rains. Benesh is evaluating the key Dam structures for leaks and suitability. Their inspections and report are expected to be complete before November 30, 2023. Benesh is also conducting a file review of Dam paper files. They are reviewing and scanning these existing documents to make them digital.
3. Lisa and Kevin explained to the membership, the old ski-slope property across Berne Drive is being considered as a LWPOA site for revenue generating storage units. These storage units would be used exclusively by LWPOA members and residents. Kevin explained there are many local and state government approvals required to get this project built. Lisa explained, to be prudent with LWPOA dollars, the BOD will take this into consideration. Therefore, the BOD authorized Benesh to pursue approvals for this project in a serial fashion. The first approval required comes from the Pennsylvania Department of Transportation. If PENNDOT disapproves the road access, the project will be canceled. If PENNDOT approves the access, the LWPOA will pursue the next step, zoning change from South Manheim Township.
  - a. Member 146 and 1511, asked about the project's financials. Mike Flynn explained financial analysis shows project breakeven in approximately 5 years, making it a net revenue generator for the LWPOA.
  - b. Member 2617 commented on PENNDOT's processes and procedures complementing the BOD for taking an incremental funding approach.

## COMMITTEE/ GROUP REPORTS

**Dam Committee (Inactive)** – Bob McQueary, BOD Member, and Brian Magazu surveyed the Lake Wynonah Dam with a past member of the Dam Committee. Bob shared, the Dam Committee needs to be reinstated to perform basic dam monitoring tasks and to help guide the LWPOA BOD in the planning and execution of future Dam projects. Bob called for all Members interested in serving on the Dam Committee, to apply for the committee when the request for its members is emailed out.

**Fish and Boat Committee** – Brian Magazu, BOD liaison for the committee, reported on committee results from the 2023 season. He expressed appreciation to Mike Borden, President, Darrel Gorden, Treasurer and the rest of the Fish and Boat Committee for conducting a very successful 2023 season.

- a. They coordinated activities and shared advice and best practices with the Lakes Committee.
- b. They raised funds to enhance our largest amenity, our lake by stocking both lakes with several desired fish species: largemouth bass, walleye, perch, shiners, and trout.
- c. They sponsored and conducted numerous "catch and release" fishing tournaments.

- d. They sponsored and conducted a trout rodeo for our children to enjoy fishing, an activity they can enjoy over a lifetime.
- e. They always advocate for members, residents, and guests to be good custodians of our lakes.

Brian closed with two points.

1. As we enter the Fall and Winter season, keep our lakes free of natural debris such as leaves, branches, and lawn clippings. He reinforced the importance of keeping lawn chemicals, trash, fuel, and yard debris out of our lakes. Maintaining excellent water quality is great for fish and wildlife; as well as, fishermen, swimmers, boaters, and our entire lake community.
  - Member 664 asked what can be done to stop contractors from allowing debris to go into the lakes. Liz Reifinger answered. She asked everyone to report their observations to the office. She also stated, the office communicates the rules to all contractors, but members' eyes and ears are needed to report noncompliance.
2. On January 6, 2024, from 9 am to 5 pm, the Pennsylvania Fish and Boat will conduct the Boater Certification Course for the LW POA. The cost of the training is \$20.00, and it will include lunch. Contact the office if you'd like to attend. The course is open to all members and residents 12 years and older.

If you are interested in getting involved with the Fish & Boat committee, reach out to Mike Borden.

**Lakes Committee** – Susan Hummel, BOD liaison for the committee, reported on all the excellent efforts of Barb Still and the lakes committee members. The lakes committee has increased water quality testing. They also provided the BOD an excellent presentation on their activities, results, and needs. Susan informed the members that the Board approved the purchase of a Van Dorn testing device along with data monitoring services from PLEON.

#### **OPEN FORUM**

1. Member 1125 communicated issues he is having on his lot. He sought advice to sort out a misplaced neighbor's fence on his property. Many members and BOD representatives commented on his situation.
2. Member 2617 asked Mike Flynn about the taxes paid on interest income. Mike provided an explanation that the LWPOA has to pay Federal, State and Local tax on all income.
3. Member 2125 asked why the list of violations was not discussed. Lisa communicated that the violations were not discussed in detail to save time.
4. Member 2308 asked if the LWPOA boat patrol will attend the Boater Safety Course. Heather responded stating that the KRE staff responsible for boat patrol at Lake Wynonah has taken the course.
5. Member 2107 asked about stop signs. She recommended the use of "Stop Accept Right Turn" signs for some locations in the community.
6. Member 2634 communicated an issue with Plum Creek Municipal Authority. Lisa shared that Plum Creek is an independent entity and not under the jurisdiction of the LWPOA and BOD.


**NEXT OPEN BOARD MEETING DATE**


Monday, January 15, 2024, 7:00 p.m. at the Office and via the Zoom platform.

**ADJOURNMENT**

Lisa Laudeman Jones adjourned the meeting at 11:13 a.m.

Respectfully Submitted by:

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

  
\_\_\_\_\_  
Approved

Addendum 1, LWPOA Board Motion Page, October 21, 2023

**1. Motion** Lisa Laudeman Jones, seconded by Frank Miller, BOD VP, to approve the new Members as presented. The Motion carried by all BOD and Members present.

Director Votes - Yea

Mike Flynn, Lisa Laudeman Jones, Frank Miller, Brian Magazu, Susan Hummel, and Bob McQueary

Director Votes – Nay

None

Director Votes – Abstain or Absent

Steve Kesselmeyer, John Root and, Shawn Wootten

**2. Motion** by Bob McQueary, seconded by Brian Magazu to adjourn the meeting at 11:13 a.m. Motion carried by all BOD and Members present.

Director Votes - Yea

Mike Flynn, Lisa Laudeman Jones, Frank Miller, Brian Magazu, Susan Hummel, and Bob McQueary

Director Votes – Nay

None

Director Votes – Abstain or Absent

Steve Kesselmeyer, John Root and, Shawn Wootten

**Addendum complete.**

