



**Lake Wynonah Property Owners Association  
Board of Directors Open Meeting Minutes  
Wednesday, October 15, 2022 10:00 a.m.**

The Lake Wynonah Board of Directors held its quarterly Open Meeting in the Business Office on October 15, 2022, at 10:00 a.m. Zoom platform was unavailable.

**WELCOME AND CALL TO ORDER**

President Lisa Jones called the meeting to order at 10:13 a.m.

**ROLL CALL**

Present: Lisa Laudeman Jones, President; Frank Miller, Vice President; Susan Hummel; Secretary; Directors; Scott Chivinski, Steve Kesselmeyer

Absent: Mike Flynn, Treasurer; Directors Rebekah Tolar, Ryan Achenbach, 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 with the correction of one typo – Lot 2019 corrected to Lot 2619

- *Motion* to approve new members – Steve Kesselmeyer, 2nd Scott Chivinski. Carried by all.

**PRESIDENT'S REPORT**

- PCMA update: Representatives from LWPOA, Plum Creek, South Manheim and Wayne Townships met with DEP representatives regarding a 537 plan. The next meeting with DEP is scheduled for October 21, 2022 to outline the necessary steps to be completed in order to develop a 537 plan.
- Dam Update: A sonar scan was completed on August 25. The results of the scan were shared in a report prepared by Schnabel. No apparent depressions were observed. The data will be the baseline for future observations. The full report is available for members to review in the Business Office.

**TREASURER'S REPORT**

September 2022 Attachment

- Lisa Laudeman Jones presented the Treasurer's report highlighting items under budget, items over budget, and Reserves. The Finance Committee and the Board have reviewed investment options and opportunities. Treasury Bills have been considered as an investment vehicle with earned interest going back into the Reserves.
- *Motion* to accept Treasurer's Report by Steve Kesselmeyer, 2nd by Frank Miller - carried by all.

**COMMUNITY MANAGER'S REPORT**

- Reminder to use Communication Form when concerns arise about anything in the community
- Violation notices are being sent out to members who violate community rules

- Office staff is working with KRE regarding rules awareness and enforcement, ensuring all guards are trained
- Business Office building repair begins Monday, October 17
- New chairs have been purchased for office conference room
- New heat pump has been approved; Admore Comfort will install soon
- Lake testing for e coli bacteria in Fawn Lake – rates went down after major rainfall. Homes with septic systems or holding tanks were inspected - no issues concerning pollution of the lake

## **COMMITTEE REPORTS**

**ARC** – continue to review permit requests. Two new members have been selected to join the committee: Andy Roman and Joe Ellis

**Communication** – Two new members are needed. Committee also needs an official photographer and an Audio/Visual specialist.

**Dam** – Liability insurance for committee members is being researched. Currently the Board members are the de facto Dam committee.

**DRRC** - update on the survey for DRs #7 and #8 – the majority of survey respondents agree with the proposed changes to the items. The committee has only two more items to review. Two committee members are now Board members so they must step down. Two community members are needed to finish the work of the committee with the assistance of the previous committee members.

**Finance** – Investment opportunities were reviewed

**Fish and Boat Club** – The fishing tournaments have been a success with healthy fish being caught. The annual meeting will be in November or December as will fish stocking, which is guided by water temperature.

**Lakes** – Committee members are focusing on the health of Fawn Lake since it feeds Lake Wynonah. Education is key to keeping the lakes healthy. There is concern about the mud and decaying vegetation entering both lakes through run-off that flows down swales, drainage ditches, driveways and roadways; residents throughout the community are asked to avoid contributing to high phosphorous rates (which promote weed and algae growth in the lakes) entering the lakes by keeping leaves and debris away from run-off areas. Kate Harms of the PA Lake Management Society is hosting a Zoom presentation on October 27<sup>th</sup> at 7:00 p.m. that will provide information about how to keep our lake waters healthy.

**Lodge** – Thanks to members who patronize the lodge. Most who work at the Lodge are volunteers; be respectful and don't abuse the amenity.

**Marketing** – Email blast with information upcoming

**Security** – vacancies on the committee need filling. Speeding is a concern in the community; several solutions are proposed including revised stop signs and movable speed bumps. Security guards to be trained on use of hand-held radar device. Recommend that members take personal responsibility and also remind neighbors if they see a violation.

## **OLD BUSINESS**

E&S permit process – ARC will receive permit request packet from the office and will determine what is needed. Systems Designs will review. If any excavation is to be done on a property E&S control measures must be implemented. If a member sees an E&S problem on a property, tell the Business Office. Reminder – read the member Handbook; help a neighbor and the community.

**NEW BUSINESS**

No New Business

**OPEN FORUM**

Lot #468 – Office recommended to take a picture of speeding car. Can't take a picture so went out on the street to stop the vehicle. Recommend that members must not endanger themselves to take pictures or stop speeders. Question – is the cooler available for exercise class held in office basement? Office will provide cooler or acceptable alternative.

Lot #1511 – Did the sonar report of Lake Wynonah Dam indicate no depressions? Data has been collected for years; the report is good news. Is there a recruitment effort for collection of data regarding the Dam? Office will maintain the data. Liability insurance coverage for Dam Committee is still open concern. Board is in the process of looking at insurance option; Board is now the de facto Dam committee.

Lot # 2556 - Are there copies of the Management and Security reports? Office is working on it. As part of Security training is it true that non-emergency lift cannot be done? Yes, because of liability concerns and possible injury to person or security staff. What about a slip and fall incident? Need to call 911 for assistance.

Lot #1471 - Question for ARC – If the ARC recommends anything on a permit request is that a requirement? Yes, it's a requirement.

Lot #644 – Need Appeals Committee members. Reviewed the appeals process as defined in the member Handbook.

Lot #140 – Thanked Board for information outlined today. Pleased about speeding restrictions, taking action is good – negligence means higher awards from jury. What is the time frame for new members list? List is new members added since last open meeting. Concerning DR #7 – who has the authority to make the decision regarding implementing sewer system? The two townships (Wayne and South Manheim) have the authority; the POA works with them. Can DR review the language in #7 for clarity? Yes. Is there one source for information regarding the community? Use Communication form for specific questions. Members can call the office. Office sends emails out to the community so be sure your email is current with office. Lake Wynonah web site and Connect are sources for information, also a group Facebook page for information only is linked to the website.

Lot #1471 – Since the Deed Restrictions review is almost finished, are the bylaws next? Yes.

Lot #468 – Confused about a word in DR #2.

Lot #2034 – Concern about the number of geese on Fawn Lake causing problems with water quality. The floating dock will be removed because it is a cause of geese poop accumulation.

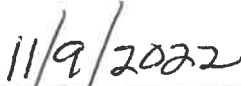
**ADJOURNMENT**

- *Motion* to adjourn the meeting by Steve Kesselmeier, 2nd Frank Miller, motion carried by all.

Lisa Laudeman Jones adjourned the meeting at 11:43 a.m..

Respectfully Submitted by:

  
\_\_\_\_\_  
Susan Hummel, Secretary

  
\_\_\_\_\_  
Approval/Date

**October 15, 2022 Open Board Motion Page**

***Motion*** to approve new members by Steve Kesselmeyer, 2nd Scott Chivinski, Carried by all.

***Motion*** to accept Treasurer's Report by Steve Kesselmeyer , 2nd by Frank Miller, Carried by all.

***Motion*** to adjourn the meeting by Steve Kesselmeyer, 2<sup>nd</sup> by Frank Miller, Carried by all.