



**Lake Wynonah Property Owners Association
Board of Directors Workshop Meeting Minutes
Wednesday, October 5, 2022 6:00 p.m.**

Welcome and Call to Order

Board President Lisa Laudeman Jones called the meeting to order at 6:11 p.m.

Roll Call

Present: Lisa Laudeman Jones, President; Frank Miller, Vice President; Susan Hummel, Secretary; Directors Scott Chivinski, Troy Lipp, Rebekah Tolar, Steve Kesselmeyer, Ryan Achenbach; Heather Haspert, Community Manager

Absent: Mike Flynn, Treasurer (joined meeting at 6:33 p.m.)

President's Report:

Lisa Laudeman Jones introduced Marie Manley, agent for Hardenburg Insurance. Ms. Manley had information for the Directors regarding HOA insurance. She informed the Directors about why liability and property insurance costs have increased, and that D&O policy covers Directors and Property Manager. Any outside entity that does business or services for the HOA must carry own insurance i.e. engineers who inspect the dam. Ms. Manley also reviewed required actions for any possible safety and security measures that could be utilized by HOA. Reminded Directors to be risk managers.

Minutes Approval

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

Treasurer's Report

- Patrol by security, will write violation to give to manager, fine member for violation.

- Pool management needs improvement. Scheduling of life guards needs to be formal for pool and marina. Snack bar was a positive. Revenue from the pool is a loss. Need to know the cost of paying attendants compared to how much is earned through paying guests. Motion by Ryan Achenbach and Second by Rebekah Tolar to discontinue guest passes for use of the pool. Discussion ensued. Motion carried by all.
- Interest-bearing accounts are receiving very little interest. Mike Flynn proposed the purchase of Treasury Bills - reserve amounts will grow faster. Motion by Mike Flynn and Second by Ryan Achenbach to set up an account with FSR Financial to purchase Treasury Bills. Motion carried by all.
- Motion by Scott Chivinski and Second by Steve Kesselmeyer to accept the Treasury Report. Motion carried by all.

Community Manager's Report Presented Project Action List

- Business Office Conference Room furniture. Use insurance payment to purchase furniture
- Increase the grass cutting fee for members who do not keep their property grass cut according to regulations in Handbook. Motion by Steve Kesselmeyer and Second by Rebekah Tolar to increase the grass cutting fee to \$100 first cut and then increase an additional \$100 each subsequent cut - \$200 second cut, \$300 third cut, etc. to begin in January 2023. Motion carried by all.
- A member who purchased a lot in 2005 currently owes \$25,000 in fees. Member proposed to sell the lot and give all proceeds from the sale to LWPOA. LWPOA attorney will draw up a private sale document. Motion by Mike Flynn and Second by Frank Miller to accept the member's proposal to sell the lot and give all proceeds from the sale to LWPOA. Motion carried by all.
- Yoga class will commence once per month the first Saturday. Cost is \$10 per class. The instructor has current insurance.
- A member has proposed a monthly payment plan to stop foreclosure. Motion by Mike Flynn and Second by Frank Miller to reject member's offer of payment plan. Motion carried by all.
- KRE concerned about using KRE security staff for Lodge event.
- Safety and Security committee will create a form for boat patrol checklist.
- ARC has received applications from Andy Roman and Joseph Ellis. Motion by Steve Kesselmeyer and Second by Scott Chivinski to accept

applicants Andy Roman and Joseph Ellis for the ARC. Motion carried by all.

- Discussion regarding speeding enforcement. Traffic calming ideas - Steve Kesselmeyer will provide information regarding use of speed humps and speed bumps.
- Abandoned boat in storage area - Steve Kesselmeyer will follow up with data collection regarding owner.
- Office via Heather will disperse a document evaluating events held at the Lodge and Grove and other common areas on a monthly basis to all members via email.

Committee updates

Tabled

Old Business

Lisa Laudeman-Jones reviewed handouts she provided to each Director:
PC/DEP update - emergency plan to be developed, checklist for 537 plan provided by DEP

Sonar scan report of Lake Wynonah dam provided by Schnabel Engineering - no issues/concerns at this time; data is a baseline moving forward.

New Business

- Clarify rules for community use of LWPOA amenities - tabled until next meeting
- Planned for open Board Meeting

Executive Session

Next Workshop Meeting Date

Wednesday November 9, 2022

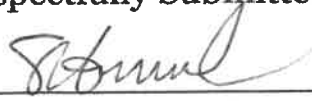
Adjournment

Motion to adjourn by Ryan Achenbach and Second by Frank Miller.

Motion carried by all.

Meeting Adjourned at 9:55 p.m.

Respectfully Submitted by



Susan Hummel, Secretary



Approval Date

October 5, 2022 Board Actions

- **Motion by Mike Flynn and Second by Frank Miller to approve September 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 Ryan Achenbach and Second by Rebekah Tolar to discontinue guest passes for use of the pool. 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 set up an account with FSR Financial to purchase Treasury Bills. 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 Steve Kesselmeyer to accept the Treasury Report. 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 Steve Kesselmeyer and Second by Rebekah Tolar to increase the grass cutting fee to \$100 first cut, then increase an additional \$100 each subsequent cut to begin in January 2023. 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 accept the member's proposal to sell the lot and give all proceeds from the sale to 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 Mike Flynn and Second by Frank Miller to reject member's offer of payment plan. 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 Steve Kesselmeyer and Second by Scott Chivinski to accept applicants Andy Roman and Joseph Ellis for the ARC. 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 to adjourn by Ryan Achenbach and Second by Frank Miller. 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

October 13, 2022

Motion by Mike Flynn and Second by Troy Lips to continue to charge for guest access to the pool. Motion carried.

Director votes - Yea

Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Scott Chivinski, Susan Hummel, Steve Kesselmeyer, Frank Miller

Director non-vote

Rebekah Tolar, Ryan Achenbach

October 25, 2022

Motion by Lisa Laudeman Jones to accept applicant Walt Dunkling to serve on the Appeals Committee.

Motion Carried.

Director votes - Yea

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

Director non-vote

Ryan Achenbach