



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

Welcome and Call to Order

Board President Lisa Laudeman Jones called the meeting to order at 6:04 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 Kesselmeyer, Ryan Achenbach; Heather Haspert, Community Manager

Minutes Approval

Motion by Ryan Achenbach and Second by Mike Flynn to approve August 2022 workshop minutes. Motion carried by all.

President's Report:

New Board Directors were introduced and welcomed by other Board Directors. Motion by Scott Chivinski and Second by Steve Kesselmeyer to accept the Officer positions as voted on at the annual meeting. Motion carried by all. Lisa Laudeman Jones introduced LWPOA attorney Greg Malaska. Mr. Malaska had a presentation for the Directors on Board protocol.

Old Business

E&S permit fees; \$50 for Systems Design review is not needed. Currently one person reviews the need for E&S on plans and then returns to check and approve that E&S is in place before construction begins. Office staff does not monitor construction. Security should monitor contractors to ensure a permit is visible at property. Proposal: Member completes the packet for construction and the completed permit page including a sketch of the work is forwarded to ARC. ARC reviews the documents and informs

the office staff what, if anything, is needed from the member prior to permit approval. The ARC charter will need amendment - Ryan Achenbach will draft this.

Community Manager's Report

Presented Project Action List - Open Action items:

- Business Office Repairs - need to resolve cost of repairs with vendor All American and State Farm insurance company
- Need to qualify an additional person to service the pool
- Fawn Lake algae issue - possible mechanical removal of algae. Heather will call vendors. Discussed Goose population control.
- Pool drains and pipes need replacement; pool pump house needs rebuilding
- Pool pump purchase is already in the budget
- Dump truck needs replacement - estimates to be obtained
- Install exit gate at main entrance - quotes solicited, one received
- Discussion regarding new office building furnace and four bids received. Motion by Mike Flynn and second by Frank Miller to select Admore Comfort proposal. Motion carried by all.

Treasurer's Report

- Martin Paving invoice for tar and chip - \$43,784
- Three collections issues:
 1. One is paying
 2. Received a payment plan offer by a member. Motion by Steve Kesselmeyer and second by Troy Lipp to accept the member's payment plan. Motion carried by all.
 3. Another settlement offer from a member was reviewed and declined. Motion by Troy Lipp and second by Mike Flynn to decline this member's offer. Motion carried by all.

New Business

- PCMA Task Force - Lisa Laudeman Jones gave a brief update. Task force members will meet with DEP representative to request specific information regarding the 537 plan.
- Committee Liaison Assignments:
 - ARC - Steve Kesselmeyer
 - Communications - Ryan Achenbach
 - Finance Committee - Mike Flynn
 - Dam Committee - Mike Flynn

Deed Restrictions Review Committee - Ryan Achenbach
Fish and Boat Group - Scott Chivinski
Lake Committee - Susan Hummel
Lodge Committee - Frank Miller
Marketing Committee - Rebekah Tolar
Ski Slope Committee - Mike Flynn

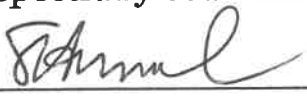
- Workshop Meetings: Monthly, second Wednesday of each month.
Exception is October 5, 2022.
- Open Meetings - four per calendar year:
 - October 15, 2022. 10:00 a.m.
 - January 16, 2023 7:00 p.m.
 - April 15, 2023 10:00 a.m.
 - June 19, 2023. 7:00 p.m.

Next Workshop Meeting Date
Wednesday October 5, 2022

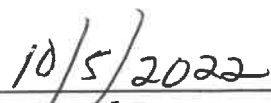
Adjournment

Motion to adjourn by Frank Miller and second by . Motion carried by
all
Meeting Adjourned at 10:05 p.m.

Respectfully Submitted by



Susan Hummel, Secretary



Approval Date

September 6, 2022 Board Actions

- **Motion by Ryan Achenbach and Second by Mike Flynn to approve August 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 Scott Chivinski and Second by Steve Kesselmeyer to accept the Officer positions as voted on at the annual meeting. 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 select Admore Comfort proposal. 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 Troy Lipp to accept the member's payment plan. Motion carried by all**
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer
- **Motion by Troy Lipp and second by Mike Flynn to decline this member's offer. Motion carried by all.**
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Mike Flynn, Ryan Achenbach, Frank Miller, Rebekah Tolar, Susan Hummel, Steve Kesselmeyer

- **Motion to adjourn by Frank Miller and second by Steve Kesselmeyer.**

Motion carried by all

Director votes - Yea

**Lisa Laudeman Jones, Mike Flynn, Ryan Achenbach, Frank Miller,
Rebekah Tolar, Susan Hummel, Steve Kesselmeyer**