



**Lake Wynonah Property Owners Association
Board of Directors Meeting Minutes
Wednesday, May 10, 2023 6:00 p.m.**

Welcome and Call to Order

Board President Lisa Laudeman Jones called the meeting to order at 6:06 p.m.

Roll Call

Present: Lisa Laudeman Jones, President; Frank Miller, Vice President; Susan Hummel, Secretary; Mike Flynn, Treasurer; Directors Troy Lipp, Rebekah Tolar, Steve Kesselmeyer, Ryan Achenbach, Scott Chivinski; CM Heather Haspert,
Guest: Kim Gialanella, FSR

President's Report:

Benesch Engineering - Representative Jennifer Kowalonek

- Roads proposal review- field work, review drainage, create priority list and ranking. Create a map of community and update it as work progresses. Could have a map of roadways by July. High priority roads to be identified. Cost \$17,900 invoice on progress. Project two weeks of data collection. Would plan to present at Open Meeting in August 2023.
- E Dock - proposed scope to include pathway areas for gravel placement, guard rail, drainage and grading, vegetation stabilization, E&S details. Will meet with Board to finalize work. Will be billed Time and Materials. Benesch representative will meet with interested contractors on site to facilitate bid proposals.
- Dam and Spillway - DEP has been asked to provide documents regarding Lake Wynonah. Retainer of \$5,000. Need to conduct a file review including Schnabel Risk Assessment. Will meet with CM and review all files from 2009 to present (14 years). Update analysis regarding breach and inundation with current standards (last analysis was done In 2006). There is an Emergency Action Plan filed with DEP but it needs improvement and updates. Need to update map with new PMF (Probable Maximum Flow) - DEP updated PMF values in 2018 regarding flood events. A

flash drive will be provided with all files and documents. Board requests that Benesch collect data from dam monitoring monthly for annual reports to DEP. Annual Dam Inspections conducted September/October. Emergency Management Plan needs updating.

- **Goals for Dam and Spillway**

- All reports will be up-to-date

- Annual inspection will be done

- Emergency Action Plan will be developed - Time and Material task

Minutes Approval

Motion by Susan Hummel and Second by Frank Miller to approve April 2023 Board of Directors Meeting Minutes. Motion carried by all.

Motion by Susan Hummel and Second by Frank Miller to approve April 2023 Open Board Meeting Minutes. Motion carried by all.

Treasurer's Report

- Motion by Mike Flynn and Second by Ryan Achenbach to accept the Treasurer's report as presented. Motion carried by all.
- Discussion regarding extended warranty for Chevy Tax. Mike Flynn stated a six-year extended warranty can be purchased for \$1,833. All Directors agreed to purchase the six year extended warranty.
- Collections: Motion by Mike Flynn and Second by Frank Miller to proceed with foreclosure of a property. Motion carried by all.

Community Manager's Report

- Use of Communications spreadsheet
- Is a Dog Park feasible on lots by the Lodge? CM to explore options and cost, prepare report for June Board meeting .
- Construction vehicles are parked on member's property because of lost storage rental. Over 30 days now - member needs to remove the vehicles from the property immediately.
- Some Lakes Committee members and others are contacting office to discuss/present their concerns regarding the lakes. Invite Lakes Committee chair to June Board meeting to discuss concerns.
- Front and rear ID markers on 4-wheelers should be considered.
- Current insurance forms need to be presented to office yearly for all ATVs and boats.
- Photographer - volunteer to take pictures of events, people have to sign waiver to use their photo.

- Trailers at G and F Docks are parked illegally - need to determine who owns them.
- Lakes Day July 29, 2023 - Can funds from Activities account be used for event? Funds can be expended by a committee - Fish and Boat committee is participating in the event. Motion by Steve Kesselmeyer and Second by Lisa Laudeman Jones to allocate \$1,500 to Fish and Boat Committee for the Lakes Day event. Motion carried by all.
- Project updates and status:
 - *Waterfall needs fix - bottom base is too small to hold water; only one pump, may need two pumps. Information and cost is being solicited
 - *Signs for fishing on dam breast are in. No Trespassing signs will demarcate the private properties adjacent to the dams. No motorized vehicles are permitted on the dams.
- Member requests:
 - *A member requested to review the ski slope documents - member can review documents in the Office. Member requested Zoom be used for meetings. Pennsylvania did not update regulations to permit conducting business via Zoom post-pandemic. LWPOA may need corrective amendment to Bylaws. Will clarify with FSR and attorney. New options in law may include electronic voting.
 - *Bridge Club requested to keep a suitcase of supplies in the Lodge. Request will be accommodated.
 - *Can there be a speed bump on Mohave Drive? No.
 - *Member request to purchase a lot from LWPOA - common area lot can be sold only if 80% of members approve. Sale will not be initiated at this time.

Committee updates

- Fish and Boat committee request for funds to assist in purchase of fish to stock lakes. Motion by Lisa Laudeman Jones and Second by Steve Kesselmeyer to give Fish and Boat Committee \$1,000 for the Trout Rodeo and \$2,000 to stock the lakes. Motion carried by all.

Old Business

- Benesch Roads Plan - Motion by Steve Kesselmeyer and Second by Rebekah Tolar to approve the roads plan as presented by Benesch. Motion carried by all.
- Benesch E Dock Plan - Motion by Troy Lipp and Second by Steve Kesselmeyer to approve the E Dock plan as presented by Benesch. Motion carried by all.

- Schuylkill Chamber of Commerce - Motion by Troy Lipp and Second by Mike Flynn not to renew LWPOA membership in Schuylkill Chamber of Commerce. Motion carried.
- Reserve Study - After review and discussion regarding three bid proposals Motion by Scott Chivinski and Second by Mike Flynn to contract The Falcon Group to conduct a full Reserve Study for LWPOA for cost of \$6395. Motion carried by all.
- Shutting down the electronic billboard at front gate - it is ten years old; no maintenance cost. Number of messages is too high - limit to 3-5 important messages at 8 seconds for each message to be displayed.
- Barrier and Gate install at East gate for LWPOA Dam - need higher barrier up to the Marina sign. Need a sign with left and right arrows and highway barriers installed beyond the East gate entrance against the lake front. CM will get a proposed cost for this project.
- Body camera for Security - audio and video to be purchased. An official notice informing all members/residences regarding the use of body cameras by security staff will be developed and mailed to all residences. Motion by Scott Chivinski and Second by Mike Flynn to purchase audio and video body cameras to be used by Security staff. Motion carried by all.
- CM will rewrite/update Violations document and Member Handbook as necessary based upon Board-approved revisions.

New Business

- JMAC proposal - need more information regarding the outcome of a Commissioner's Sale. Decision tabled.
- Grove Area rentals - an Event form must be completed. If the event is open to the public and a fee is paid to attend, insurance is required.
- FSR Strategic Planning meeting prep - look at the existing plan from 2017 before the meeting - categories, recommendations, time lines.

Next Board Meeting Date

Wednesday June 14, 2023

Adjournment

Meeting Adjourned at 10:03 p.m.

Respectfully Submitted by


 Susan Hummel, Secretary


 Approval Date

May 10, 2023 Board Actions

- Motion by Susan Hummel and Second by Frank Miller to approve April 2023 Board of Directors Meeting Minutes. Motion carried by all.
Motion by Susan Hummel and Second by Frank Miller to approve April 2023 Open Board Meeting Minutes. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Mike Flynn,
Susan Hummel, Steve Kesselmeier, Ryan Achenbach, Frank Miller
- Motion by Mike Flynn and Second by Ryan Achenbach to accept the Treasurer's report as presented. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Mike Flynn,
Susan Hummel, Steve Kesselmeier, Ryan Achenbach, Frank Miller
- Motion by Mike Flynn and Second by Frank Miller to proceed with foreclosure of a property. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Mike Flynn,
Susan Hummel, Steve Kesselmeier, Ryan Achenbach, Frank Miller
- Motion by Steve Kesselmeier and Second by Lisa Laudeman Jones to allocate \$1,500 to Fish and Boat Committee for the Lakes Day event. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn,
Susan Hummel, Steve Kesselmeier, Ryan Achenbach, Frank Miller
- Motion by Lisa Laudeman Jones and Second by Steve Kesselmeier to give Fish and Boat Committee \$1,000 for the Trout Rodeo and \$2,000 to stock the lakes. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn,
Susan Hummel, Steve Kesselmeier, Ryan Achenbach, Frank Miller
- Motion by Steve Kesselmeier and Second by Rebekah Tolar to approve the roads plan as presented by Benesch. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn,
Susan Hummel, Steve Kesselmeier, Ryan Achenbach, Frank Miller
- Motion by Troy Lipp and Second by Steve Kesselmeier to approve the E Dock plan as presented by Benesch. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn,

Susan Hummel, Steve Kesselmeier, Ryan Achenbach, Frank Miller

- Motion by Troy Lipp and Second by Mike Flynn not to renew LWPOA membership in Schuylkill Chamber of Commerce. Motion carried.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Mike Flynn,
Susan Hummel, Steve Kesselmeier, Ryan Achenbach, Frank Miller
Director votes - Abstain
Scott Chivinski
- Motion by Scott Chivinski and Second by Mike Flynn to contract The Falcon Group to conduct a full Reserve Study for LWPOA for cost of \$6395. Motion carried by all
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn,
Susan Hummel, Steve Kesselmeier, Ryan Achenbach, Frank Miller
- Motion by Scott Chivinski and Second by Mike Flynn to purchase audio and video body cameras to be used by Security staff. Motion carried by all.
Director votes - Yea
Lisa Laudeman Jones, Troy Lipp, Rebekah Tolar, Scott Chivinski, Mike Flynn,
Susan Hummel, Steve Kesselmeier, Ryan Achenbach, Frank Miller

May 17, 2023 Board Actions

During Board meeting discussion Motion by Lisa Laudeman Jones and Second by Frank Miller to foreclose on lots for collection. Motion carried by all.

Director votes - yea

Lisa Laudeman Jones, Rebekah Tolar, Susan Hummel, Steve Kesselmeier, Frank Miller, Mike Flynn, Troy Lipp, Ryan Achenbach

During Board meeting discussion Motion by Mike Flynn and Second by Lisa Laudeman Jones to accept JMAC proposal. Motion carried by all.

Director votes - yea

Lisa Laudeman Jones, Rebekah Tolar, Susan Hummel, Steve Kesselmeier, Frank Miller, Mike Flynn, Troy Lipp, Ryan Achenbach