

R (H)



**Lake Wynonah Property Owners Association
Annual Membership Meeting Minutes Draft
2:00 pm, Sunday, August 16, 2020 via ZOOM**

Attendees

2020 Officers: President Bob Still, Vice President Gene McLain, Secretary Richard Hardy, Treasurer Joe Haggerty; Directors Ron Larsen, Frank Miller, Peter Copeland, Lisa Jones, Paul Purcell Community Manager Debra Davis; Security Director Brandon Edelman

Call to Order: 2:07 pm by Bob Still

Acceptance of 2019 Annual Membership Meeting Minutes

Gene McLain motioned to accept; Peter Copeland seconded; approved by all.

2020 Financial Review: Joe Haggerty

Charts and graphs provided in Power Point Presentation. Joe is seeking members for appointment to a Finance Committee to help and advise the Board Treasurer.

Joe advised that insurance premium will likely increase due to recent claims such as the lightning strike that wiped out our front gate and Security Office systems.

Our budget added a 2% increase over last year.

Presidents Review: Bob Still

Thanks were expressed for three outgoing Board Members who gave their time, service and devotion.

The Lake is financially stable as evidenced by the good condition of our roads (our major expense) and the amount invested in both the Dam and Reserve Funds.

We have secured a three-year contract with FirstService Residential, our management company. Our contract with Allied, our Security company, will continue.

The Lakes Committee continues work to keep our lakes healthy. They are researching equipment that will measure water quality.

Plum Creek Water Authority is seeking to close its sewage treatment facility. We are keeping on top of the situation to assure Lake Wynonah Members will not be subject to large increases in tank pumping rates.

A special thanks goes to Pool and Marina staff and other volunteers for working through difficult conditions imposed by the Covid-19 virus.

Civic Association has restarted meetings and will begin activities as soon as Pennsylvania regulations for Covid-19 allow group activities.

Lodge is closed and will not reopen until economically feasible.

A road will be added at the Lenape Swim Area to allow physically challenged individuals to park by the bulkhead. This eases access to the swimming ramp that was added last year.

Open Forum

Lot 1041 (Paul Lund): *What was involved with the lightning strike?*

The lightning strike came into the main gate Security Office through Comcast's cable line.

RCA

The surge took out all the computers, gate system, and phones in that building. It took hours of work to get all systems back up and running.

Lot 476 (Tod Hummel): *How many speeding violations have been issued to help reduce speeding?* Brandon stated he does not have that number at present but will research and publish the number. We are moving the speed sign around to different locations to deter speeding.

Peter Copeland said that under the revised Violation and Fee Schedule, the fine for speeding has been increased.

Debra Davis: Lifeguards are returning to school, so pool hours will change
August 24 Aerobics: 2 groups; 9 per class; 9:30am and 10:30am
August 22 and 23 Open Swim: Noon to 8:00pm
August 29 and 30 Open Swim: Noon to 8:00pm

Thanks to the Board Nominating Committee Chair, Susan Brotzman, and her volunteers for the excellent job they did. The eight candidates who ran for the Board were thanked. Thanks were also given to Jan Dunkling, Inspector of Elections, and her team of volunteers.

Announced Ballot Results of Board of Directors Election

Inspector of Elections: Jan Dunkling was unable to attend; Assistant Dott Murphy announced voting results.

Ballots Mailed: 1,482
Ballots Received: 567
Disqualified Ballots: 4
Ballots with Less Than 3 Votes: 80
Percentage ballots received: 37%

Total Votes for R. Achenbach: 372
Total Votes for T. Lipp: 208
Total Votes for S. Chivinski: 205
Total Votes for R. Tolar: 189
Total Votes for P. Copeland: 186
Total Votes for S. Hummel: 173
Total Votes for S. Kesselmeyer: 152
Total Votes for B. Mathews: 115

Write-in Vote for Wade Rumberger: 1
Write-in Vote for Emily Jackson: 1
Write-in Vote for Donald Trump: 1

Adjournment of Annual Membership Meeting
Motion made by Richard Hardy; seconded by Peter Copeland; approved by all.

The newly elected Board of Directors convened after the Annual Membership Meeting and elected new Board Officers for 2021:

- Bob Still President
- Scott Chivinski Vice President
- Joe Haggerty Treasurer
- Lisa Jones Secretary

2/18

The Board again thanked outgoing Directors for their contributions and Membership for voting and attending the Annual Membership Meeting. Voting is the most important way to have your voice heard. We look forward to a prosperous year for the Lake Wynonah POA and our Members and Residents.

**2020 LWPOA Annual Meeting
Financial Review**

DRAFT

TCA

March 2020 Income Summary

FY 2019 Ending 3/31/20

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Comments</u>
Gross Income	\$ 2,172,416	\$ 2,133,603	\$ 38,813	Major areas of favorability were cable commissions, legal settlement, registrations, gas sales and membership fees

Less Expenses:

Bad debt	\$ 80,000	\$ 80,000	\$ -	
General Maintenance and repair	\$ 368,758	\$ 385,868	\$ 17,110	Supply spending, security services and repairs spending all under budget
Grounds Maintenance	\$ 25,044	\$ 43,211	\$ 18,167	Spending for snow removal materials under budget
Recreation	\$ 30,902	\$ 31,739	\$ 837	Repair and supply spending favorability was partially offset by higher labor costs
Payroll	\$ 331,119	\$ 336,042	\$ 4,923	Favorable Administrative payroll partially offset by higher benefit costs.
Utilities	\$ 89,577	\$ 82,160	\$ (7,417)	Marina fuel and electric
Insurance & Taxes	\$ 104,157	\$ 98,681	\$ (5,476)	Higher liability premiums and Income taxes
Administrative	\$ 91,494	\$ 78,516	\$ (12,978)	Higher printing and postage related to the Deed Restriction extension
Professional Service	\$ 194,222	\$ 169,488	\$ (24,734)	Higher legal expenses related to Deed Restriction extension legal collection expenses and PCMA
Total Expense	\$ 1,315,273	\$ 1,305,705	\$ (9,568)	

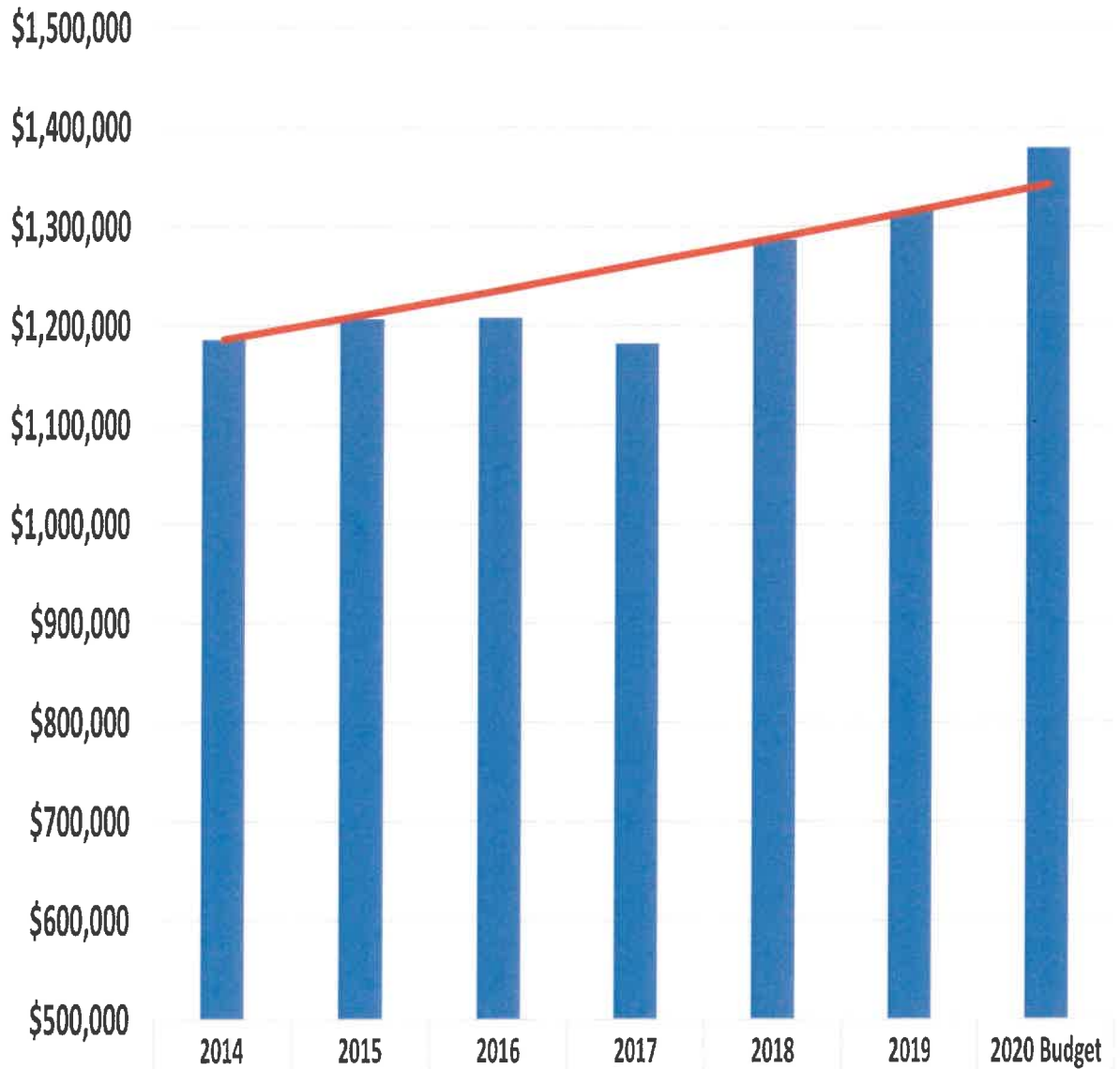
Net Oper Income \$ 857,143 \$ 827,898 \$ 29,245

Less:

Dam Reserve	\$ 400,000	\$ 400,000	\$ -
Reserve Repair and Replacement	\$ 427,897	\$ 427,897	\$ -
Net Income/Loss after reserve expense	\$ 29,246	\$ 1	\$ 29,245

RLH

LWPOA Operating Spending Trend By Fiscal Year



Annual Operations Spending	\$1,186,000	\$1,206,391	\$1,208,000	\$1,182,000	\$1,286,127	\$1,315,273	\$1,378,898
Average Growth 2.1%	\$1,186,000	\$1,210,787	\$1,236,093	\$1,261,927	\$1,288,301	\$1,315,227	\$1,342,715

■ Annual Operations Spending — Average Growth 2.1%

2/18

CAPITAL & RESERVE SUMMARY

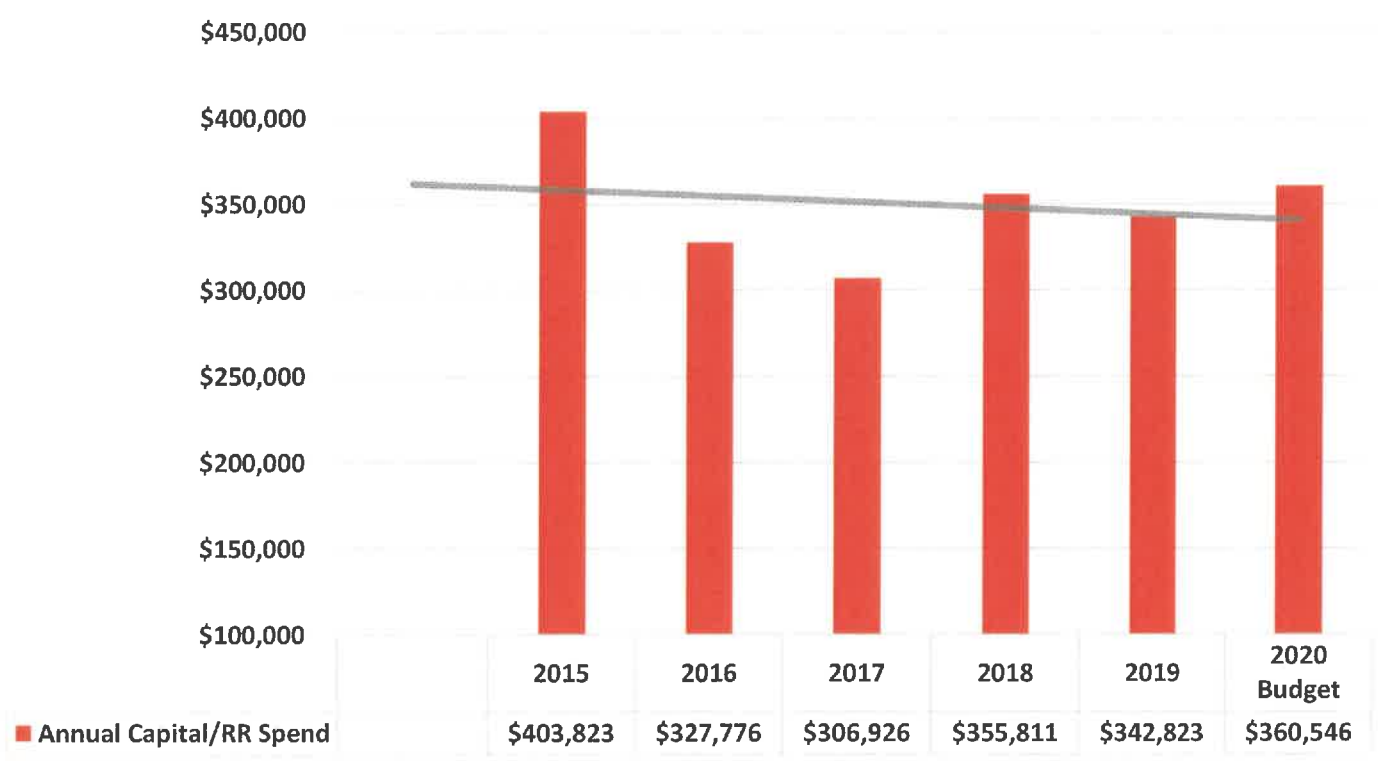
	Capital	Repair Replacement	Dam	Total	Balance Sheet Cash
<i>March 2020 YTD</i>					
Beginning Balance 3/31/19	\$ 478,806	\$ 2,120,750	\$ 1,580,424	\$ 4,179,980	\$ 4,013,867
Contributions	\$ 113,558	\$ 462,020	\$ 432,063	\$ 1,007,641	
Outflows	\$ (16,888)	\$ (325,935)		\$ (342,823)	
Writeoff Adjustments		\$ (40,242)		\$ (40,242)	
Balance 3/31/20	\$ 575,476	\$ 2,216,593	\$ 2,012,487	\$ 4,804,556	\$ 4,676,595

Major Expenditures

Guard Rails	\$	7,096
DishWasher Lodge	\$	3,285
Lodge Ice Machine	\$	1,827
Defibulator	\$	1,257
Paving	\$	142,632
Chip/Tar	\$	45,469
New Prius	\$	19,878
Seal Tennis Court	\$	14,242
Sarsi Lighting & cameras	\$	12,894
Card reader system	\$	10,102
New Copier	\$	8,856
Replace Security Boat	\$	7,135
Security Radios	\$	6,519
Speed control equipment	\$	6,370
Tar Seal for Roads	\$	5,464
Electric Work at Pool	\$	5,155
Office Cameras	\$	4,825
Pool Vacuum	\$	4,650

2018

LWPOA Annual Capital/RR Spend



DRAFT