



**Lake Wynonah Property Owners Association  
Board of Directors Workshop Meeting Minutes**

The Lake Wynonah Board of Directors held its monthly Workshop, via Zoom Platform on the 12<sup>th</sup> day of April, at 6:00 p.m.

**I. WELCOME AND CALL TO ORDER**

Board President Bob Still called the meeting to order at 6:03 p.m.

**II. ROLL CALL OF DIRECTORS**

Present: Bob Still, President; Scott Chivinski, Vice President; Lisa Laudeman Jones, Secretary; Joe Haggerty, Treasurer; Ryan Achenbach, Director; Richard Hardy, Director; Troy Lipp, Director; and Frank Miller, Director; Rebekah Tolar, Director; Debra Davis, Community Manager. Guests: John Verno, Chair Lodge Committee; Debbie Brewer and Kathleen Wiltraut, Lodge Committee Members and Greg Malaska, Esq., POA legal counsel.

**III. PRESIDENT'S REPORT**

Mr. Still welcomed Rebekah Tolar to the Board of Directors. All Directors congratulated and welcome her. Mr. Still indicated that the workshop meeting may be able to be held in-person in May.

**IV. LODGE COMMITTEE UPDATE**

Members of the Lodge Committee met with the Directors to review the progress of reopening the Lake Wynonah Pub and Restaurant. Mr. Verno updated the Directors with the following: 1. A PLCB compliance check will need to be completed to reopen the liquor license including tap system cleaning prior to the inspection. 2. Department of Agriculture inspection to be held week of 4/12/2021. 3. Order food and alcohol. 4. Provide social distancing options to protect customers while dining. 5. Develop a sanitizing process.

Mr. Verno indicated the plan is to open the Lodge June 1, 2021 (or sooner if possible) with a limited pub menu and limited alcohol options. The Committee is in the process of interviewing for a Lodge Manager and accepting volunteers for other positions.

The Committee requested the Board consider additional financial support by paying salary of the Lodge Manager. Mr. Haggerty suggested that the Finance Committee review this and make recommendations. Mr. Still indicated that there is already a subsidy with the building, no overhead expenses for the Lodge. Ms. Jones told the group that the money needed to come up front for the reopen to be successful.

  
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Mr. Lipp indicated his belief that the lodge is a valuable amenity and an important consideration for prospective buyers in the community and therefore should be supported. Subsidy discussion continued but no decision was made on any continuing operating subsidy. Mr. Haggerty recommended providing the Committee with money to cover the cost of the food and alcohol. His recommendation was \$1,600. Mr. Haggerty motioned for approval of the \$1,600 and Mr. Miller seconded the motion. Mr. Chivinski recommended the amount be amended to \$2,500.

*Motion* by Joe Haggerty, seconded by Frank Miller to approve \$1,600 for purchase of food and alcohol for the Lodge reopening. Mr. Chivinski amended the motion asking for \$2,500. Motion carried by a 9 Yea 0 Nay vote.

**IV. APPROVAL OF THE MINUTES OF THE FEBRUARY 2021 BOARD WORKSHOP AND OPEN MEETING**

Mr. Still asked for a Motion to approve the Minutes as presented for the March 8, 2021, Board Workshop Meeting and for the March 20, 2021 Open Board Meeting.

*Motion* by Troy Lipp, seconded by Frank Miller to approve the Minutes from the March 8, 2021 Workshop Minutes and the March 20, 2021 Open Board Meeting Minutes. Motion carried by a 9 Yea 0 Nay vote.

**V. TREASURER'S REPORT**

Mr. Haggerty reported that the March financials were not complete. Mr. Haggerty motioned to write off delinquent accounts totaling \$1,765. This is the residual balance on a property that has been foreclosed upon by the lender after the statutory lien was paid. Continued collection efforts are not anticipated to result in additional recovery.

*Motion* by Joe Haggerty, seconded by Lisa Laudeman Jones to approve the delinquent write off in the amount of \$1,765. Motion carried by a 9 Yea 0 Nay vote.

**VI. RECORDING OPEN BOARD MEETINGS (PROS AND CONS)**

POA Attorney, Greg Malaska was invited to present to Directors pros and cons of recording of open board meetings for posting on a social media outlet for members to review at a later date.

After a discussion with Mr. Malaska, it was decided that Mr. Achenbach would develop a plan for possible Director approval.

**VI. COMMITTEE/ GROUP REPORTS**

**LW Civic Association** – Mr. Lipp resigned as the Civic Liaison. After a discussion regarding following Civic finances, it was decided that the Civic Executive Committee will be invited to the May 10, 2021 Workshop to discuss the accounting recommendations from the POA accountant. The liaison for Civic will be discussed during the May 10, 2021 Workshop.

  
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**Lake Wyononah Communications Committee** – Mr. Jones presented 3 members resignations due to other obligations and 1 volunteer resignation due to time constraints. Mr. Lund, Chair of the Committee will recruit for replacements.

## **VII. UNFINISHED BUSINESS**

**PCMA 537 Plan Update** - Mr. Haggerty reported the next meeting will be held Tuesday, April 20, 2021 and he expects the transition plans from PCMA pumping to outside haulers to be presented. The 537 plan will be advertised in a local newspaper shortly which begins the required comment period.

**Deed Restrictions Review Committee** – Ms. Davis indicated 7 applications were received. She will send applications out to the Directors for their decision for the Top 5 candidates. Directors will review applications and advise Community Manager of their choices by April 19, 2021.

**Safety and Security Committee** – Ms. Davis reported that interviews are in process for the vacant security supervisor position. Application for the Committee is in development.

**Code of Conduct** – Mr. Still indicated that the draft version is almost complete, and he will forward to Directors for review. Mr. Still indicated the Code of Conduct may be ready to present during the May Open Board Meeting.

**Nominating Committee** – Mr. Still suggested members for appointment to the Committee. After a lengthy discussion, a motion was made by Mr. Hardy to approve 2 Committee members. Ms. Jones seconded that motion. Mr. Lipp will reach out to a Member that may be interested in serving on this Committee. Mr. Still reported that Jan Dunkling has agreed to continue as the Inspector of Elections.

**Motion** by Richard Hardy, seconded by Lisa Laudeman Jones to approve appointment of Gene McLain and Ed Vidzicki to the Nominating Committee.  
Motion carried by a 9 Yea 0 Nay vote.

**Resale Certificate** – Directors discussed the option of completing this document in house. The decision was made to continue the current process with completion by First Service Residential.

**Sediment and Erosion** – Mr. Chivinski presented a proposed final document with permit pricing developed by ARC. Mr. Hardy asked about a drawing for a driveway. Mr. Achenbach asked how did the POA plan to enforce this new rule. Mr. Achenbach also indicated he does not agree with the fee as each County does not apply a fee/deposit for such work. Mr. Lipp also indicated he disagrees with the fee/deposit amount. Mr. Haggerty suggested possibly dropping the deposit completely but have members sign an agreement accepting responsibility to remediate damages due to erosion up to some amount, say \$5,000. Mr. Lipp recommended making it a stipulation for the contractor. If contractor does not follow new E&S rules, pull rights to perform work in the Community. Mr. Haggerty indicated there were issues in the past when we wanted to stop the use of a contractor on new work due to nonperformance on existing work.. Mr. Still indicated he completely supports the E&S effort but indicated to send the document back to ARC for review/rewrite on issues presented.

  
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**Security Cameras Back Gate** – Deferred until all quotes are received.

**COVID-19 Update** – No change to current operating process.

**Ski Slope Property Visit** – In planning phase. Delayed due to weather.

### **NEW BUSINESS**

**Lodge Social Membership** – Mr. Miller indicated that the application was reviewed. Mr. Miller asked that any social membership paid during COVID renew without the fee, allowing for residents to visit the Lodge when it reopens. All Directors agreed to renew without the fee.

**New Kayak Launches** – Mr. Haggerty discussed a new Kayak launch for D Dock. Mr. Lipp recommended E Dock for a Kayak Launch, new picnic table and additional clean up. Mr. Haggerty motioned to approve \$1,750 for a new Kayak launch for Lake Wynonah. This will be similar to the launch on Fawn Lake. The amount was included in the 2021 Budget.

*Motion* by Joe Haggerty, seconded by Troy Lipp for a Kayak launch on Lake Wynonah for the amount of \$1750.

Motion carried by a 9 Yea 0 Nay vote.

**Buoys and Solar Light Replacement** – Mr. Haggerty indicated that the 2021 Budget contains money for replacement Buoys and Solar Lights for Lake Wynonah. Mr. Haggerty motioned to approve \$6,858 for the purchase of replacement Buoys and Solar Lights from Rolyan Buoys.

*Motion* by Joe Haggerty, seconded by Frank Miller for purchase of replacement Buoys and Solar Lights from Rolyan Buoys in the amount of \$1,750.

Motion carried by a 9 Yea 0 Nay vote.

### **ROUNDTABLE DISCUSSION**

Mr. Still presented an update on the Lakes Committee recommendations for their new Share the Lake safety campaign. Requesting Life Guards be on duty for 3 hours on weekends in May to conduct checks at the marina for boat stickers and to distribute Share the Lake info form to boaters. All boats with their 2021 stickers will receive a Share the Lake Keychain.

Mr. Still asked the Directors if there would be an interest in the Community for gas pumps to be open in May. Mr. Lipp indicated that many use the Lake until the end of the season and extending the days/hours of the gas pumps would be good for all.

Ms. Jones shared that the Lakes Committee will be making boat safety videos and when completed links will be shared on Facebook and videos will be available on the website.

Mr. Lipp asked what is the procedure for the maintenance crew to fix issues throughout the community. Mr. Still indicated if they notice issues, they will be fixed immediately.

Mr. Achenbach presented an option for ice and water at the marina. Mr. Achenbach will take the lead with this as a community project. He also indicated that he would be sending the Directors areas to consider as additional fishing areas.

  
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Mr. Chivinski informed the Directors that the new signs for the 183 entrance are ready. Maintenance to dig holes and install will occur shortly afterwards.


**NEXT BOARD WORKSHOP MEETING DATE**

Monday, May 10, 2021 at 6:00 p.m.

**ADJOURNMENT**

*Motion* by to adjourn the meeting at 10:03 p.m., seconded by Scott Chivinski. Motion carried by a 8 Yea and 0 No vote.

Respectfully Submitted by:

  
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Lisa Laudeman Jones, Secretary

5-10-2021  
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Approval Date

April 12, 2021 Board Motion Page

**Motion** by Joe Haggerty, seconded by Frank Miller to approve \$1,600 for purchase of food and alcohol for the Lodge reopening. Mr. Chivinski amended the motion asking for \$2,500.

Motion carried by a 9 Yea 0 Nay vote.

Director Votes - Yea

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes -- Nay

None

**Motion** by Troy Lipp, seconded by Frank Miller to approve the Minutes from the March 8, 2021 Workshop Minutes and the March 20, 2021 Open Board Meeting Minutes.

Motion carried by a 9 Yea 0 Nay vote.

Director Votes - Yea

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes -- Nay

None

**Motion** by Joe Haggerty, seconded by Lisa Laudeman Jones to approve the delinquent write off in the amount of \$1,765.

Motion carried by a 9 Yea 0 Nay vote.

Director Votes - Yea

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes -- Nay

None

  
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April 12, 2021 Board Motion Page, cont.

**Motion** by Richard Hardy, seconded by Lisa Laudeman Jones to approve appointment of Gene McLain and Ed Vidzicki to the Nominating Committee.

Motion carried by a 9 Yea 0 Nay vote.

**NOTE:** This motion was amended, via email, by Lisa Laudeman Jones on April 21, 2021 to include Steve Geary as the third member of the Nominating Committee.

Director Votes - Yea

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

**Motion** by Joe Haggerty, seconded by Troy Lipp for a Kayak launch on Lake Wynonah for the amount of \$1,750.

Motion carried by a 9 Yea 0 Nay vote.

Director Votes - Yea

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

**Motion** by Joe Haggerty, seconded by Frank Miller for purchase of replacement Buoys and Solar Lights from Roylan Buoys in the amount of \$1,750.

Motion carried by a 9 Yea 0 Nay vote.

Director Votes - Yea

Bob Still, Scott Chivinski, Joe Haggerty, Lisa Laudeman Jones, Ryan Achenbach, Richard Hardy, Troy Lipp, Frank Miller and Rebekah Tolar

Director Votes – Nay

None

  
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