

# Lake Winona Civic Association Community Requested

## Dam Meeting Minutes

### November 17th 2025

1. **Call to order:**
2. The meeting was called to order by the President Courtney Davis at the LCWA clubhouse @ 18:30
3. **Roll Call:**
  - a. Board Member Present: President Courtney Davis VP Rich D'amico, Secretary James Allen, Trustees : John Traglia, Ryan Uranyowich, Tom Clark ,Tricia Traglia
  - b. Community Members were referred to the written sign in sheet in the clubhouse. Zoom emails were also taken down by Tricia Traglia
4. Salute to the flag

#### Opening Dialogue

- The President started the meeting by greeting the community and thanking them for their attendance to this important matter.
  - Zoom participating took place on a separate laptop, overseen by Tricia & Jon Traglia
  - Meeting slides put on tv
  - Meeting was recorded via Zoom:  
[https://1drv.ms/v/c/d0c3c19f8f5bc104/EbebiqxjTe1DhBvLZLSMtuMBrZ0wme9U6nD\\_6l2rKVATYw?e=ILr6Ns](https://1drv.ms/v/c/d0c3c19f8f5bc104/EbebiqxjTe1DhBvLZLSMtuMBrZ0wme9U6nD_6l2rKVATYw?e=ILr6Ns)
- The President gave a brief overview of why we are here. She also talked about the history of the lake reservation, the board and herself. 17 years as a resident, years as a board member and four years as President. She also introduced the two (2) guests who were John Ritchie of French and Parello engineering and Eileen Born of Dolan and Dolan law firm.
- The President also gave instructions for the structure purposes and order of this meeting.
- Pre-submitted questions were issued to the community members to be answered upon request at the end of the meeting and by the professionals that were present during the meeting.
- The Vice President Rich D'amico thanked the community for their presence. He gave a brief history of the grounds when he first moved here in 2019. He explained how there was an absent board held together by one person. Which committed himself to the growth of this community. Ryan spoke words of encouragement. All board members were introduced.

- Eileen Borne LWCA Attorney gave a power point and lecture on all topics. The attorney started the meeting according to the agenda starting with topics
- "Property Deed Restriction" lake Winona was started by the Lakeland investment Company She explained that all properties are subjected to the same restrictions." Crowe Restrictions" All properties are Mandatory membership according to the deed and title.
- She spoke about the power of the board to issue liens for delinquent members. The attorney spoke about the powers of the board and the membership.
- The board has the administrative responsibility of the operations of the association. The member has rights involving the by laws and other areas of the association.
- She explained that the LWCA registered as a Home owners association vs a civic association. She gave a history of the laws that confirms it.
- The attorney stated overviews about the insurance and how it is set up.
- The attorney gave a history of who is responsible for the dam. The LWCA and its members hold the responsibility.
- The attorney stated that the LWCA had the legal right to sign the DEP loan vs a community vote as a fiduciary responsibility to the safety of the property. (in reference to the "Non discretionary" spending in the bi- laws.)
- She spoke about the loan how it is organized through the DEP. She spoke about the loan being a low interest, 20 year repayment program offered by state.
- Grants and other loan options were denied before accepting this loan.
- She says we do not know the cost of the project as of now.
- The Attorney stated that the township will be doing the loan assessment. That is the only task of Jefferson township according to the Co-borrower agreement.
- Nominations for the 2025 lake Winona Board elections were accepted and the 2025 election will be held on December 15th for LWCA board members.

20:00

- **Dam Construction**
- Mr. John Ritchie of French and Parello engineering gave a power point and lecture on the Lake Winona dam's history, the flood and construction.
- The engineer also spoke about contracting the bidding process and other areas of the project.
- The engineer states that the parties along with the association will work together to complete the project.
- The engineer spoke about the time the loan was processed in 2021.
- The engineer answered questions from Zoom & in person community member participants about the questions and concerns about the engineering aspects of the project.
- The attorney also accepted questions from Zoom & in person community member participants about the legal aspects of assessments and insurance and dam committees.

- The board and the community members welcomed and thanked the professionals for a clear assessment of the dam project.
- Adjournment. 22:00.  
Meeting minutes written and submitted by the Secretary of LWCA.  
James Allen