The Lakeside Association Board of Directors
Full Board Meeting Minutes
Friday, May 15, 2026
9:00 AM
Drackett Hall, Lakeside, Ohio

The Lakeside Mission (Adopted 5/18/02)
To enrich the quality of life for all people, to foster
traditional Christian values and nurture relationships
through opportunities for renewal and growth…spiritual,
intellectual, cultural, and physical…while preserving Lakeside's heritage.

Call to Order by Gwen Nichols, Chair at 9:06 am.

Opening Prayer offered by Scott Low

Roll Call
Doug Adams – Vice Chair
Charles Allen – President & CEO
Brad Anderson
Greg Bricker – Treasurer
Steven Brunot
Richard Boettner
Corey Clay
Michael Eggers – LPOA Representative
Bret Johnson – LPOA Representative
MaryAnn Kelmer – LPOA President
Larry Kisabeth
Don Longwell – Lakeside Chautauqua Foundation President
Rev. Scott Low – East Ohio Conference Appointee
Rev. Rachel Miller – Secretary
Betsy Mitchell
Gwen Nichols – Chair
Kay Panovec – West Ohio Conference Appointee - virtually
Jim Shelley

Excused:
Jack Allen
Rev. Kimberly Orr – Lakeside United Methodist Church

Staff in Attendance:
Meg Johnson, Executive VP & Chief Administrative Officer
Leslie Krasniewski, Corporate Secretary & Executive Assistant
Samuel Chelliah, Sr. VP of Finance – for CEO Presentation Only
Gretchen Colon, Sr. VP of Marketing and Advancement – for CEO Presentation Only

Consent Agenda
2.20.2026 Quarterly Board Meeting Minutes
3.19.2026, 4.16.2026 (Draft) Executive Committee Meeting Minutes
3.27.26 Special Board Meeting Minutes

Audit Committee Report
Finance Committee Report and Minutes
Governance Committee Report
Historic Preservation & Design Review Board (HP-DRB) Report and Statistics
Lakeside Property Owners Association (LPOA) Report
Lakeside Chautauqua Foundation Endowment Report
Municipal Services Committee Report and Minutes

Adoption of Meeting Agenda and the Consent Agenda
Motion made by Gwen Nichols to adopt the Meeting Agenda and the Consent Agenda, seconded by Larry Kisabeth. Motion carried. Agendas adopted.

Chair Report
- Welcome new Board Members
- Renewal of Annual Agreements – Good Faith, Conflict of Interest, Confidentiality
- Review Fiduciary Duty and Policy Governance under the Ohio Revised Code – duty of care, loyalty, compliance, and managing accounts
- Overview of Policy Board and CEO responsibilities, speaking with One Voice, and strategy to holding productive conversations around controversial issues
- Corey Clay presented an overview of the purpose of the annual agreements and the Board's commitment to leaseholders

Motion made by Gwen Nichols to approve the Annual Conflict of Interest Statements, seconded by Betsy Mitchell. Motion carried.

Management Report – Association
Report was submitted in writing with a financial update, operations and season readiness, and retreat season and business strategy.

- Charles introduced Samuel Chelliah. Sam presented the finance report as of YTD March 31, 2026, revenue, expenses, and comparison to the budget. Total revenue is $12,17M (+328K vs. the budget). Discussion and questions by the Board ensued on revenue, expenses, and season passes purchased to date
- Charles introduced Meg Johnson. Meg reported on operations and season readiness with facilities, grounds, and seasonal staff. Promoting safety, hospitality, genuine care, and guest experience. Have over 3,500 programs planned for the summer including the traveling Vietnam Wall. Will continue to provide the intern leadership development program. (Facility readiness includes painting, cleaning, deferred maintenance, pool, deep cleaning of all public spaces, restrooms with Lakeside branding;
- Sidewalks fixed - Operational systems are working as related to gate systems and IT
- Charles spoke on need to position the community for audience transition and reaching out to next generation
- Retreat season – initial analysis update through CEO Peer Advisory Group. Looking at different types of retreats to bring to Lakeside. Three strategic pillars include spiritual and leadership retreats, small to medium conferences, and community and retreat residencies
- Path A using Fountain Inn and cottages, staff, and food services already in place; and Path B Wo-Ho-Mis via the Kaleidoscope proposal. Will begin Plan A pilot program this fall. Project gross revenue of $364K over next 24 months
- Discussion and questions ensued regarding capacity and space; working with our community

groups to further promote and host events; food services
- Next steps – ready to roll out end of the season and will report out the progress at the August Meeting

Management Report – Foundation

Report was submitted in writing by Charles, who introduced Gretchen Colon to present the generosity update for FY 2025-2026.

- Gretchen reported $2,272,055.01 total raised; endowment at $12M, exceeding the budget with over 996 doners. Generosity is in motion transforming the community. Raised $146,083 for FY 2026-2027 and building donor base for the future of the capital campaign
- Volunteer groups are strong
- Cherry Park playground name and ribbon cutting coming soon
- Successful marketing and partnering with Lake Erie Shores and Islands
- Communications going out on update for streets project

Bio Break

Resolutions

Resolution 2026-18 Finance Committee Resolution Approving 401(k) Profit Sharing Contribution

Resolution comes from committee, presented by Greg Bricker and seconded by Corey Clay. Motion carried with unanimous support.

Resolution 2026-19 to Approve the Assessment Rate for the 2026-2027 fiscal year

Motion to Approve Assessment Rate for the 2026-2027 fiscal year made by Don Longwell, seconded by Jim Shelley. Motion carried with unanimous support.

12:02 Break for Board group photo and Lunch with Management and Staff at Wesley Lodge

Meeting resumed at 1:35 pm.

Motion to enter Executive Session with Staff by Gwen Nichols at 1:35 pm for the purpose of approving minutes, legal, risk management and insurance matters, seconded by Corey Clay. Motion carried.

Meeting resumed at 4:11 pm.

Old Business

Doug presented a review of the Capital improvement Plan affirming content of each phase

- Identified Phase I (Hoover, Guest Experience Enhancements, Fountain Inn, South Aud I, Walnut Plaza & small projects), and Phase II (Waterfront and Dock, South Aud II, WoHoMis, Rhein Center, Gates & Retail Spaces, and smaller projects) based on feedback and priorities received and costs associated with each from 2027 – 2036.
- Discussion and recommendations

Resolution 2026-20 to Approve Capital Improvement Project Phases

Motion to Approve Capital Improvement Project Phases made by Don Longwell, seconded by Steven Brunot. Motion carried with unanimous support.

Old Business Continued
Meg delayed an update on strategic finance plan progress until she shares it with finance committee

New Business
Gwen provided the report and recommendations made by Consultant Cassie Breecher. Discussion ensued on next steps.

Motion made by Rev. Scott Lowe to have an open Board session on June 6, as a follow-up to community participation at the August 2025 Board Meeting, seconded by Michael Eggers. Motion carried.

Motion to go into Executive Session without Staff made by Gwen Nichols at 5:22 pm for the purpose of approving minutes, seconded by Doug Adams Motion carried.

Meeting resumed at 5:25pm

Announcements/Communications

Closing Prayer offered by Doug Adams

Adjournment at 5:35pm

Next meetings: August 7, 2026 in person (public meeting), November 13, 2026 in person, February 19, 2027 hybrid

Rachel B. Miller
Submitted by
Rachel B. Miller, Secretary
The Lakeside Association Board of Directors