

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, January 10, 2015

President John McDulin called the meeting to order at 10:00 a.m.

Roll Call: *Present:* Bullock, Holt, Johnson, Kirk, McDulin, Meese, Meyer, Purdin, Taylor & Mgr. Cahall
Absent: none

Trustee Purdin led everyone in the Lord's Prayer which was followed by the Pledge of Allegiance.

Minutes: Prior to the call for the motion to approve the December 13th, 2014 minutes Trustee Meyer shared his concern about the lack of written record related to the lengthy discussion before the passage of the motions at that meeting. Asst. Recording Secretary addressed the Board and shared some of the research she had done in regards to writing minutes for a public meeting. The motion to approve the minutes of the December 13th, 2014 WPOA minutes was then made by Taylor and seconded by McDulin. A yea/nay hand vote was taken and the motion passed (7/2).

President's Report (John McDulin): McDulin extended an apology to the Martin family, owners of Martin's Super Valu, for allowing the WPOA Board "to get involved in their business" by discussing a 'rumor' that was not true during the last meeting.

Treasurer's Report as of December 31st, 2014 (Vern Taylor):

Operating funds –

Including the WRWSD labor reimbursements, income for December was \$43,537.00 resulting in a total operating income for 2014 of \$1,694,603.00. After adjustments this figure represents a nearly 'flat income year over year' and about a 3% shortfall of 'planned' income (approximately \$55K).

There was no unusual or unexpected expense in December. The total operating expense for December was a \$114,861.00. The total operating expense for 2014 was \$1,671,123.00. After adjustments this figure represents a 'flat year over year actual performance' and nearly 1% better than 'planned' expense.

The total operating fund balance at the end of the year was \$126,878.00.

Capital funds – Capital spending in December included minor expenses for road repair (\$2500), tree removal (\$550) and fuel for dredging operations (\$795). The road capital fund was credited with close to \$14K received for tax overcharges during the last year.

Investments – Investment reserves at the end of December totaled \$430,114.00.

The Manager and the Trustees have managed Association finances well within expectations for the year 2014, only failing to achieve the full year income projection.

Treasurer Taylor then addressed the concern that Trustee Kirk had expressed about a portion of last month's financial report. After reviewing the procedures used to obtain the report 'in question' which shared the department income and expense performance the decision to discontinue the distribution of this document has been made. "This report required significant labor to produce and did not provide a meaningful or an accurate representation of departmental or WPOA financial performance." Work will be done to create a more accurate report to share this information.

Manager's Report (Mgr. Cahall):

- *Recordings of WPOA Meetings* – Recordings of the monthly WPOA public meetings for approximately the last twenty years have been stored and would be available for review if necessary.
- *Lottery* – The lottery machines and games in the Lounge will be available later than originally anticipated. An extensive background check of the Lake's representative, Mgr. Cahall, is required by the State of Ohio to obtain this service.
- *Tables and chairs* – The tables and chairs for the Rec Center which are a slightly different style from those used in the Lodge have been delivered and assembled. Thanks were extended to the members of the Civic Club and the Shawnee Squaws who provided \$2500 toward the total cost of about \$4300.
- *Lowering of the Lake* – The main valve to the Lake will remain closed until March or April unless issues with ice and rainfall require that the Lake be lowered to prevent possible dock damage.
- *Billing for WPOA dues* – The WPOA dues invoices will be mailed the third week of January. A survey from the Long Range Planning Committee will also be enclosed.
- *Weather Station* – Work is being done to connect a weather station at Lake Waynoka with the National Weather Service in Wilmington. Then weather at Lake Waynoka can be reported on Channel 12 in Cincinnati.
- *Capital Budget* – A capital budget was presented to the Board at last evening's workshop meeting. It may be voted on during the February 14th WPOA public meeting.

Security Report (Kristy Delgado): Ranger Delgado described December as 'a quiet month' for the Security Department. She shared the details of the 'Shop with the Cop' day that 29 children in Brown County experienced this year thanks to the support of many. Mgr. Cahall recognized the work of the Department in regards to a recent theft in Lake Waynoka. The theft was reported at 8 am and by 4 pm that same day charges had been filed and the suspect was in custody and on the way to jail.

Other Reports:

Long Range Planning (Dick Bankes): A survey created by the Committee will be mailed with the invoices for WPOA dues and should be returned by February 28th. All property owners completing the survey will be included in a drawing for a \$50 Master Card gift card. The surveys will be reviewed confidentially by the Committee. Then a confidential summary will be compiled and presented to the Board.

Lake Advisory (Prescilla Redick): The Committee will be evaluating and taking photos of dock areas and public access areas in need of improvements as well as WPOA owned shorelines in need of further protection.

Building (Tony Tatman): Tatman reported that five permits were issued in December (1 boat dock, 1 boat dock and cover, 1 storage building, 1 detached garage and 1 for a dock extension).

Fire/EMS (Todd Holt): Holt shared that in the near future an ISO representative will be doing a survey which includes such items as location of the fire station, hydrant locations, records of maintenance of hydrants, etc. as a part of the evaluation needed to reduce the ISO rating for our area. It is recommended that property owners 'shop' for house insurance if their bills are higher than they want to pay. Trustee Holt may be contacted for assistance at 937-386-8001 or tholt1703@yahoo.com.

Rules and Regulations (John McDulin): McDulin reported that the Committee met last Friday and began work on Article 14 following its review by the OLCA attorneys. The Committee will continue to meet every couple of weeks until the work is finalized enough to take to the Board.

Campground: none

Water Sports Club (Vern Taylor): The Club will be meeting right after this meeting. They will be discussing several new events that have been suggested that the Club sponsor. One of the events being considered for the winter months is a monthly Fireside Chat Social to be held at the Lodge.

Chapel (Rev. Talley): Everyone is invited to the Community Dinner held after the worship service on the second Sunday of each month. A roller skating party is planned for the youth on Sunday, January 18th and a music trio will be a part of the worship service on February 8th. Rev. Talley thanked everyone for their help with the food drive and the collections of toys and clothing during the holiday season.

Shawnee Squaws (Valerie Bullock): At the January meeting the Squaws will be making 'Stone Soup' at Margi Borgman's home and in February they will enjoy sharing lunch. Tickets for the annual Spaghetti Dinner on March 11th will be available after their February meeting on February 11th.

Lake Committee: none

Lions Club: none

Art Club (Joanne Edwards): The Art Club is planning three more evenings of "Uncorked with Art". The dates are Saturday, March 28th at 6:30 pm, Saturday, June 27th at 6:30 pm, and Saturday, September 26th at 6:30 pm. The monies raised will go toward supporting a Children's Art Club. Edwards requested that the events be designated BYOB by the Board. A yea/nay hand vote was taken and the motion to designate the events as BYOB passed (8/1). The Club meets regularly on the second Monday of each month at 6:30 pm in the Lodge. Different forms of art are shared each month.

Civic Club (Tony Tatman): Tatman thanked everyone who recently made clothing purchases. Lake Waynoka clothing items are available by contacting Ginny Tatman at 937-446-9575.

Unfinished Business:

Pres. McDulin and Mgr. Cahall then reported on additional items discussed during the workshop meeting last evening:

- 1) The WPOA contract with Rumpke has been finalized for two more years.
- 2) The Board discussed how to control the beaver population since pelts no longer have a monetary value that encourages trappers to trap beavers. The Board agreed that it will pay an annual fee to a company that provides services to trap beavers as well as other animals that are causing damage to property or being nuisances. The property owner requesting such service will be responsible for paying the removal fee.
- 3) The walls of the gymnasium in the Rec Center are scheduled to be painted and the floor refurbished.
- 4) Lake Waynoka's Security Chief Gordon Ellis who is Colonel Ellis in the U. S. Army has been approved by the United States Senate to receive a promotion to General. Congratulations, General Ellis!
- 5) A leaky water valve at the Campground has been repaired and the lines were re-winterized.
- 6) The Lounge will open at noon on the second Saturday of each month following the Board meetings.
- 7) Pres. McDulin reviewed the profit/loss report for the Lounge over the last four years. For the three year period of 2011-13 the Lounge has generated profits of more than \$18K which went into WPOA's operating fund. In 2014 the Lounge showed a loss of \$3300 due to expenditures of \$3900 to repair the floor and to purchase new tables and chairs.

New Business: A plaque recognizing Mgr. Tim O'Farrell for his years of service to Lake Waynoka has been created. It will be displayed in the hallway of the Health and Recreation Center. Thank you, Trustee Purdin. Another plaque is being designed which will list the tenures of all of the General Managers of Lake Waynoka.

Motions and Resolutions: none

Membership Concerns:

*Prescilla Redick (Lot #1732): Redick invited everyone to the Order of Eastern Star and Masonic Lodge breakfasts being held at the Masonic Lodge in Russellville from 8 am to 9:30 am on the second Saturdays of February and March (the 14th and the 15th respectively). The cost is 'donation only'.

*Tony Tatman (Lot #2635): Tatman expressed his concerns about the lack of financial reports for the property owners to review. Treasurer Taylor shared that he would not provide a report that tends to be inaccurate and that work will be done to develop reports for the property owners that accurately reflect the WPOA finances. Mgr. Cahall noted that this is already being discussed and that any property owner may request copies of the entire monthly financial reports that are provided to the Board Trustees. Tatman also questioned how the revenue in the 2015 budget, which appears to be ‘a large difference’ when compared to the 2014 budget, is being increased. Tatman was invited to review financial information at the Office with Mgr. Cahall.

*Kathy Sewall (Lot #4015): Sewall asked how adjoining property owners were notified when a property owner requested a variance. She was told that letters are sent to those property owners. Sewall also had information about advertising that she would share with Cahall after the meeting.

*Margi Borgman (Lot #1709): Borgman wanted to ‘publicly thank Dana and her staff for all that they are doing for us at the Rec Center’. ‘Back on Track’ classes are being offered for the next three months as well as water aerobics sessions and several other activities. Borgman also thanked the Board for giving Dana and her staff the funds to provide these classes and activities for the property owners.

*Doris Kitchen (Lot #4489): Kitchen reminded everyone that this weekend is the Cincinnati Travel and Boat Show and that Lake Waynoka is represented there.

Adjournment: A motion to adjourn the meeting was made by Purdin and seconded by Meyer. The motion passed unanimously and the meeting adjourned at 11:07 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary