

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, February 14, 2015

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

**Roll Call:** *Present:* Bullock, Johnson, McDulin, Meese, Meyer, Purdin, Taylor & Mgr. Cahall

*Absent:* Holt (ex.) and Kirk (ex.)

Reverend Sam Talley gave the invocation which was followed by the Pledge of Allegiance.

**Minutes:** The motion to approve the minutes of the January 10<sup>th</sup>, 2015, WPOA meeting was then made by Purdin and seconded by McDulin. A yea/nay hand vote was taken and the motion passed unanimously.

**President's Report** (John McDulin): none

**Treasurer's Report as of January 31<sup>st</sup>, 2015** (Vern Taylor):

*Operating funds* – Income for January was \$86,577.00. Early payment of dues accounted for over \$35K of this income. The WRWSD contractual reimbursement payment accounted for over \$26K.

There was no unusual or unexpected expense in January. An adjustment to 2014 expense will be made to charge the three days of December payroll which was paid in January 2015.

The total operating fund balance for the month of January was \$114,861.00. (Income levels for the month did require a \$62K 'draw' on operating reserves which is 'normal and expected' for January.)

\*\*\*When reporting the 2014 year end performance in December an estimated \$20K in adjustments to reconcile payments made by the WRWSD to the WPOA for employee payroll was included. Although some reconciliation is required every year, last year's unexpected WRWSD employee turnover resulted in the adjustment being unusually high. However, after completing calculation it has been determined that the adjustment amount will be \$10,603.00 which is significantly less than the \$20K estimated in November 2014. The WPOA's accounting firm is determining how to report this expense and will, most likely, put the charge on last year's ledger. When this is done, the results reported for 2014's performance will improve by nearly \$10K. Regardless of the accounting process used, the adjustment will have to be paid. Although this adjustment was not specifically planned for in 2015, it should not represent a significant challenge, as the financial planning for 2015 allowed a sufficient surplus to cover such a cost.

*Capital funds* – Capital spending in January included minor expenses for health/rec equipment (\$1654) and for dredging equipment repairs (\$966).

The balance of all capital accounts at the end of January was \$260,193.00.

*Investments* – Investment reserves at the end of January totaled \$430,884.00.

Treasurer Taylor then addressed the question raised at the last WPOA meeting about the increase in income for 2015 as compared to 2014. After a review was done of the income side of the 2015 budget Taylor was able to share details of several of the 27 budget items that show projected increases for a variety of reasons.

Pres. McDulin then noted that the monthly WPOA financial report which is attached to the meeting's agenda for property owners to review has been revised. He highlighted the features of each page and what information is being provided to share a better and easier to understand explanation of the WPOA's finances. McDulin also

noted that the WPOA now has a financial plan/document sharing the budgets of the various departments. He described this as a 'fluid' document in that it allows adjustments to be made when deemed necessary. This plan and a copy of the 2015 WPOA Capital Plan are available at the Office for property owners to review.

### **Manager's Report (Mgr. Cahall):**

- Mgr. Cahall and Security Chief Ellis met with a representative of Animal Removers to discuss beaver trapping and animal nuisance control in Lake Waynoka. An agreement was negotiated in which the WPOA agreed to contract Animal Removers to initiate two 'catches' each year (spring and fall). So if a property owner locates a beaver/beaver dam or other animal nuisances, Security should be notified immediately. If property owners need beavers or other animal nuisances removed during other times of the year they should contact Animal Removers directly. (The phone number is available at the Office.) The cost will be the same fee as the one negotiated by the WPOA which is approximately 50% lower than the fee of many companies providing this service. Contact Mgr. Cahall to answer any questions.
- The walls of the gymnasium were painted and the floors were stripped and resurfaced.
- Cahall and three lounge employees will go to a training session about the Ohio Lottery system on February 20<sup>th</sup>.
- An ad has been placed in local newspapers advertising for an events/marketing coordinator on a part-time basis.
- Cahall then addressed why the WPOA allows the basketball tournament to be held at the Health and Recreation Center. First it is the only place available in Brown County to hold a tournament like this. It does generate additional monies for the Center from entry fees as well as the sale of beverages and snacks. Security issues are minimal since Security is always present.
- Cahall is in negotiations with Coca Cola to possibly get a better deal than the one with Pepsi.
- Cahall then asked Trustee Purdin to share the details of the National Marina Days proposed by Mike Napier, Lake Waynoka's Marina operator. This event will be Thursday, June 11<sup>th</sup> through Saturday, June 13<sup>th</sup> at the Beach. There will be vendors offering goods and services related to boating and recreation, food and entertainment. *Purdin requested that this event be open-gate by making a motion which was seconded by McDulin that the 2015 National Marina Days (June 11 through 13) be considered 'open-gate' during the advertised hours of the event. A yea/nay vote was taken and the motion passed unanimously.*

**Security Report (Chief Gordon Ellis):** In January there were two separate investigations. The first was completed and resulted in a felony theft charge and the second was completed and resulted in two felony charges being filed. No trends were observed in either case; arrests were made; and the cases cleared.

### **Other Reports:**

**Long Range Planning (Dick Bankes):** Chairman Bankes noted that the information from about 180+/- surveys has been tabulated and reviewed thus far. He shared the process being followed to maintain the confidentiality of this process. The committee's confidentiality statement will be in the next Newsletter as well as on the Lake Waynoka website ([www.lakewaynoka.com](http://www.lakewaynoka.com)). He noted that there has been a lot of support for marketing and promoting Lake Waynoka. *The deadline to submit the surveys has been extended to the date that WPOA dues are due: March 31<sup>st</sup>, 2015.*

**Lake Advisory (Prescilla Redick):** In March the Committee will begin to evaluate and take photos of dock areas and public access areas in need of improvements as well as WPOA owned shorelines in need of further protection. This information will then be submitted to the WPOA Board so that a plan of action can be created to improve these areas. After a brief discussion it was agreed that a large map sharing the shallow areas of the Lake (3' or less) will be posted in the glass display case in the Lodge.

**Building** (Tony Tatman): Tatman reported that ten permits have been issued year to date. Since the last meeting permits have been granted for 2 residences, 1 dock extension, 1 attached garage and 1 house addition. A variance was granted for a storage building at last evening's workshop meeting.

**Fire/EMS:** It was noted that Holt reported during the workshop meeting that the ISO has completed its inspection of the new fire station. However, it may be several months before the results are shared.

**Rules and Regulations** (John McDulin): McDulin reported that the Committee met last month and chose to review Article 14, a nine page document which OLCA attorneys suggested might be helpful to this process. The Committee has removed those rules and regulations that are redundant when compared to the present WPOA code or don't apply to the WPOA and Lake Waynoka. The document is now about three pages in length. The Committee will meet again on March 27<sup>th</sup> to continue this work.

**Campground:** none

**Water Sports Club** (Steve Johnson): Johnson will teach a Boaters Safety course at the Lodge on Saturday, March 28<sup>th</sup> from 8am to 4 pm. Register with the ODNR (Eastgate office). The cost is \$5 for supplies. More information will be in the March Newsletter.

**Chapel** (Rev. Talley): Rev. Talley shared that Paul Waite died in Florida last week. His funeral will be held at the Chapel on Tuesday, February 17<sup>th</sup>. Everyone is invited to the Community Dinner held after the worship service on the second Sunday of each month. On March 8<sup>th</sup> Marsha Rashon, a jazz/blues singer, will entertain. An excursion to the Creation Museum is planned for March 28<sup>th</sup>. During Holy Week a Mini Musical Revival will be held Thursday, April 2<sup>nd</sup>, Friday, April 3<sup>rd</sup>, and Saturday, April 4<sup>th</sup> at 7 pm each evening. On Easter there will be a Sunrise Service and Breakfast at 7 am as well as the regular service at 10:00 am with an 'egg and tree' hunt at 9:30 am.

**Shawnee Squaws** (Kathy Farrell): Last week the Squaws enjoyed lunch together at the 'restaurant' at the Southern Hills Career and Technical Center. Lunch is served by the culinary students every Wednesday from 10:30 am to 12:30 pm for \$7 a meal. Tickets for the annual Spaghetti Dinner on March 11<sup>th</sup> at 6 pm are now available for \$8 each. This is a BYOW event.

**Lake Committee:** none

**Lions Club:** none

**Art Club** (Joanne Edwards): The Art Club is sponsoring "Uncorked with Art" on Saturday, March 28<sup>th</sup> at 6:30 pm. This event is BYOB. All art supplies are provided for \$20 in advance. Contact Edwards (937-446-1917) or Prescilla Redick (937-446-9385) for tickets. The evening is limited to 30 participants. The monies raised will go toward supporting a Children's Art Club. 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:** none

### **Unfinished Business:**

Pres. McDulin noted that everything discussed during the workshop meeting was already reported. However, he did note that it was announced that the Masonic Lodge in Russellville is sponsoring a Chili Dinner next Friday evening, February 20<sup>th</sup> beginning at 6 pm. Cost is by donation only.

### **New Business:**

- Cahall requested that he be given approval to move forward with the electrical upgrade project at the Campground. An initial report and base costs have already been received. *A motion was made by Purdin and seconded by Meyer to approve the hiring of the engineer to do the drawings for the electrical upgrades needed at the Campground (increasing the panel to 50 amps and completely rewiring the old section). The monies spent are not to exceed \$10K as noted in the Capital Plan. A yea/nay vote was taken and the motion passed unanimously.*
- A roll call vote was taken on Motion #245 to approve the 2015 Capital Budget. The motion passed unanimously. *(See Motions and Resolutions below for further details.)* It was noted that the reason for

passing this motion is to eliminate the need for the Manager to get approval each time he needs to spend monies from capital funds. He can simply approve the expenditures as long as they don't exceed the amount budgeted in the Capital Budget.

- Treasurer Taylor confirmed that the quarterly meeting of the Finance Committee will be on March 6<sup>th</sup> at 1 pm at the Office.

**Motions and Resolutions:** Motion #245 was made by Taylor and seconded by Purdin to accept the 2015 capital budget as presented. *(A copy is available for review at the Office.)* A roll call vote was taken and the motion passed unanimously.

**Membership Concerns:**

\*Tony Tatman (Lot #2635): Tatman asked for a clarification as to which report he should review to get the cost of any department to operate. He was told that the report attached to the agenda gives this information.

\*Nancy Nadaud (Lot # 691): Nadaud doesn't understand why someone would rather have an inaccurate financial report than no report as was stated at the last meeting. She commended Treasurer Taylor and Asst. Treasurer Redick for the "most clear financial reports that have been given in the 16 years she has lived here". McDulin commented that "the Board's goal is to be as transparent as is possible". Nadaud had planned to ask Trustee Kirk to make an extra effort to speak louder during the meetings. The Trustees agreed that they would appreciate property owners raising their hands and asking them to speak louder if they can't be heard.

\*Jack Rutan (Lot #401): Rutan thanked the Lake Waynoka community for their support of the Masonic Lodge in Russellville by their attendance at its chili dinners, fish fries and breakfasts. The monies donated for these meals allow the Lodge members to finance special projects.

\*Kathy Sewall (Lot #4015): Sewall asked what assistance the WPOA offers when a contractor does not fulfill an agreement with a property owner. Cahall shared that any property owner having such difficulty, especially getting the work done in a timely manner, should let him know the circumstances.

\*Doris Kitchen (Lot #4489): Kitchen shared that this year's Travel and Boat Show was terrific and very well attended! She thanked everyone who helped in the booth which will be doubled in size for next year's show. Lake Waynoka will have a full page ad in Outdoor Living, a magazine which is locally distributed at Kroger stores, Marathon stations and many other area venues. About 75K copies will be available at no cost to the consumer.

\*Aristotle Roussos (Lot #458): Roussos complimented Long Range Planning Committee Chairman, Dick Bankes, for the thoroughness in the work that is being done by this committee. Roussos commented that he and Dick share a common history in that he was approached several years ago by then WPOA President Jack Rutan to organize and 'chair' the first long range planning committee. Roussos then went on to say "Good-bye!". After living in Lake Waynoka for 20 years it is time for he and his wife, Mary, to move on to a community like Otterbein near Lebanon. At this point members of the Board and the audience shared some of the many contributions Roussos has made to the Lake Waynoka community during those two decades. Roussos received a round of applause and a standing ovation from those at the meeting.

It was then stated that the Restaurant is closed. A resolution to this situation will be announced at the next meeting.

**Adjournment:** A motion to adjourn the meeting was made by Purdin and seconded by Meyer. The motion passed unanimously and the meeting adjourned at 11:16 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary