

## Waynoka Property Owners Association

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

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

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

*Absent:* Purdin (ex.)

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

**Minutes:** The motion to approve the minutes of the February 14<sup>th</sup>, 2015, WPOA meeting was then made by Bullock and seconded by McDulin. A yea/nay hand vote was taken and the motion passed unanimously.

**President's Report** (John McDulin): President McDulin introduced Polly Spiller, education coordinator at Adams Brown Recycling. Spiller began by stating that “the materials recycled by Lake Waynoka’s residents are among the cleanest received by Adams Brown Recycling”! She then shared information about what can be and cannot be recycled with tips how to do this. Handouts were available. This information can also be found at [www.browncountysolidwaste.org](http://www.browncountysolidwaste.org). Spiller noted several programs that are being offered this spring. The property owners were reminded that aluminum cans go in the ‘can wagon’ and not the recycling bins. The monies paid for the aluminum cans go in the Fireworks Fund.

#### **Treasurer's Report as of February 28<sup>th</sup>, 2015** (Vern Taylor):

##### *Operating funds*

- Income for February was \$207,184.00. Payment of dues is slightly ahead of last year’s rate for the same period.
- There was no unusual or unexpected expense in February.
- The total operating expense for the month of February was \$112,576.00.
- Income received through February resulted in a year to date surplus of \$31,280.00.
- The operating fund balance at the end of February was \$162,913.00.

##### *Capital funds*

- Capital spending in February included the payoff for the pool cover from the health/rec account (\$1673) and initial engineering costs for planned campground improvements (\$1000)
- The balance of all capital accounts at the end of February was \$334,404.00.

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

*Total cash at the end of February was \$928,201.00.*

The Finance Committee met on Friday, March 6<sup>th</sup> and will meet again on May 18<sup>th</sup>.

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

- Mgr. Cahall shared the details of what was done to try and alleviate the issues with the ice on the Lake. Some things that were done were successful and others were not. Cahall noted that this weather event

was ‘a once in twenty year event’ and that “It is impossible to control Mother Nature”. The Lake will be lowered as the spring draining of the lagoon at the Sewer Plant begins later this coming week.

- Cahall reported that during the most recent storm during which about a foot of snow fell the WPOA’s trucks with snowplows were continuously operated over a 48 hour period. Three WPOA employees as well as Randy Pike, Maintenance Supervisor, and Mgr. Cahall pushed snow to clear the fifty miles of roads in Lake Waynoka. The property owners in attendance applauded when they heard this! During their ‘travels’ the drivers were greeted by property owners who shared smiles, waves and words of thanks as well as those who yelled and cursed at them and complained about the quality of the work being done! President McDulin commended these employees for the work they did for the property owners of Lake Waynoka. He also asked anyone who hears of a neighbor or any individual who treated these employees in such a negative manner to encourage them to not do so the next time. He believes that no one deserves this kind of abuse when they are working to help the property owners of the Lake Waynoka community.
- The restaurant which will be called T’s Lake House Restaurant will have a ‘soft opening’ the weekend of March 27<sup>th</sup>. Terry Huber, owner of Uncle T’s in Owensville, has 38 years of restaurant management. Mgr. Cahall asked for patience on the part of the property owners during the ‘soft opening’ because this is ‘a time to work out the bugs’ and there may be issues that come up and need ‘fixin’. There will be an ad with hours and additional info in the next Newsletter and the menu will eventually be on the website. Opening day for the restaurant will be Monday, April 6<sup>th</sup>.
- The Lounge now offers the Ohio Lottery and many of its opportunities to be a winner.
- Coca-Cola products are now the beverages offered in all venues operated by the WPOA (vending machines, the Lounge, the Restaurant, etc.). Cahall was able to negotiate a ‘much better deal’ than Pepsi offered.
- The membership cards which are being issued this year are the ‘forever’ cards which have been discussed in the past. These cards will only be replaced when lost or worn out. Each year the cards will be reactivated when property owners pay their dues. About \$3K will be saved in printing costs each year.
- Because of the issues with the recent snowstorm the dredging of the lake will not begin until April. During the next two weeks the staff will be working to get the Campground ready for its opening on Wednesday, April 1<sup>st</sup>.

President McDulin noted that the Manager’s report shared every item, except for two, that was shared at last evening’s workshop meeting. The other two items will be presented under New Business.

**Security Report** (Kristy Delgado): In February there were no new crime trends. However, two additional felony charges were added to the case from January. When asked Delgado responded that the charges were for gross sexual imposition by a Lake Waynoka property owner.

#### **Other Reports:**

**Long Range Planning** (Dick Bankes): Chairman Bankes shared that 307 surveys or about 18% of those mailed to property owners have been returned and processed so far. The last day to submit a survey is April 4<sup>th</sup>. Over the next three or four issues of the Newsletter the Committee plans to share a statistical summary of the survey as well as various comments and suggestions that were made by those completing the survey. Bankes also asked property owners to consider volunteering to be on the Long Range Planning Committee. Several more members would be valuable to the process as the Committee discusses issues and provides input from other property owners.

**Lake Advisory** (Prescilla Redick): When the Committee met on March 3<sup>rd</sup> the date was chosen 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. The procedures to addle goose eggs this year were finalized. The progress being made in regards to removing abandoned boats was reviewed. The Committee reviewed data and professional recommendations regarding the introduction of grass carp into the Lake once again. They determined that this is not an option to be considered in the near future if a healthy Lake Waynoka is to be maintained. Healthy vegetation is the key to improving the aeration of the water in the Lake.

**Building** (Tony Tatman): Tatman reported that twelve permits have been issued year to date. Since the last meeting permits have been granted for one deck cover and one detached garage.

**Fire/EMS** (Russellville Fire Chief Neu): Chief Neu reported that the ISO survey will be officially posted on July 1<sup>st</sup>. The results are already being reflected as some insurance companies are reducing costs due to a reduction in the ISO ratings. Chief Neu provided addresses of both fire stations and their mailing address to be posted. If a property owner's insurance company requests this info it will be on the website as well as in the Newsletter. Chief Neu also reported that eight firefighters are reporting out of the Ash Ridge station at this time. He would like to have five or six more on the roster. Applications are available at the Office.

**Rules and Regulations** (John McDulin): McDulin reported that the Committee continues to meet and work on Article 14. Buskey and Redick are reviewing the Code looking for contradictions, duplications, etc. Meyer suggested that an index like the one in the 1989 Code be created. The Committee is hopeful that by early summer after the attorneys have reviewed the document it will be submitted to the Board for review. After the approval of the Board it will be mailed to property owners for review and to vote upon.

**Campground** (Walt Robinson): The Campground opens Wednesday, April 1<sup>st</sup>. A number of events are being planned including a movie for the kids the second Saturday night of each month.

**Civic Club** (Tony Tatman): the first meeting of the year is Tuesday, March 24<sup>th</sup> in the Lodge at 7 pm. The Club is planning the Annual Yard Sale which will be Saturday, May 16<sup>th</sup> from 8:30 am to 4:30 pm. Sign up information will be in the May Newsletter and begins May 1<sup>st</sup>. This date is on the 2015 Civic Club calendars which can still be purchased at the Office or from Tatman. Also summer clothing with Lake Waynoka logos is available through the Civic Club.

**Water Sports Club** (Steve Johnson): Johnson reminded everyone that the Boaters Safety course is at the Lodge on Saturday, March 28<sup>th</sup> from 8am to 4 pm. The annual meeting of the Club is March 15<sup>th</sup> at 2 pm and officers will be elected. The Poker Run is the first Saturday of August. Volunteers are still needed to provide stops where the poker cards are drawn. Contact any member of the Club to volunteer.

**Chapel** (Rev. Talley): Rev. Talley shared the schedule of the Mini Musical Revival during Holy Week. Services 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. Different kinds of music will be shared each evening. On Easter there will be a Sunrise Service and Breakfast at 7 am as well as the regular service at 10:15 am with an 'egg and treat' hunt at 9:30 am. A trip to the Creation Museum is planned for Saturday, May 16<sup>th</sup> and a breakfast for the returning campers will be scheduled in the near future.

**Shawnee Squaws** (Kathy Farrell): Farrell thanked everyone who came to the Spaghetti Dinner as well as the ladies who helped make it possible by setting up, serving food and baking the desserts and preparing the pasta. She thanked Valerie Bullock for making the sauce and several men who helped by providing 'muscle'.

**Lake Committee:** none

**Lions Club:** none

**Art Club** (Joanne Edwards): All of the tickets for the "Uncorked with Art" event on Saturday, March 28<sup>th</sup> have been sold! Details of the event were discussed. 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.

**Unfinished Business:** none

**New Business:** President McDulin then explained two other items discussed at the workshop meeting last evening:

- The 2015 Annual Meeting of the WRWSD and WPOA Boards of Trustees is Saturday, April 18<sup>th</sup>. The WRWSD Board's business meeting and election of officers will begin at 7 pm. The WPOA Board's meeting and election will follow at 7:30 pm. Everyone present is then invited to attend a cocktail and social hour with hors 'oeuvres and wine.
- A goal of the WPOA Board is to pay off the Health and Recreation Center loan in April 2015 and possibly have a 'mortgage burning' at the Annual Meeting.

The Finance Committee has recommended and the Board agreed that the \$100 assessment for the Rec Center loan would continue to be assessed to property owners to maintain the amenities of the Center (the gym, the pools, etc.) as well as to do its regular maintenance (heating, air, plumbing, etc.). McDulin shared many of the 'extra' expenses that are anticipated as the eleven year old building and the pools age.

Secondly, the labor and costs of the dredging project is currently being funded by the \$50 lake assessment (\$80K a year) which was originally assessed to maintain the docks and recreation areas, to rock the shorelines, to maintain the dam and lake access areas and to keep the Lake a healthy environment. After the dredging expenses only about \$30K is left each year to do what the assessment was assessed to do. This is not acceptable. The Lake and its amenities need to be maintained even though there is forty years of silt that must be removed to keep our community *Lake Waynoka*.

Therefore, the Board has decided that the \$100 assessment which was originally assessed to pay off the Rec Center loan will now be called the Lake Waynoka Improvement Assessment. These monies will be used to maintain the Health and Recreation Center and its amenities as well as to finance the dredging project which is vital to the existence of Lake Waynoka.

Also the resolution which was passed long ago and assessed property owners \$100 for road maintenance and improvements will be rewritten to improve its clarity.

In summary the three current assessments of \$100 for the Rec Center, \$50 for the Lake and \$100 for the roads will not be increased at the present time. However, the use of some of these monies will simply be redirected.

**Motions and Resolutions:** none

### **Membership Concerns:**

\*Prescilla Redick (Lot# 1732): On behalf of the Masonic Lodge and the Order of the Eastern Star in Russellville Redick thanked those property owners who have supported the Saturday morning breakfasts. She also shared that there will be a Chili Supper this coming Friday evening.

\*Roger Coker (Lot#1888): Coker shared that he thinks the "pie charts (in the financial report) are very informative". He asked where the slice of the pie is for the restaurant. He was told that the restaurant expenses were included in the slice called 'other amenities'. The income chart shows none for the restaurant since the management of the restaurant earns the income.

\*Ginny Tatman (Lot #2635): Tatman asked if the new proposal/revision of the rules and regulations will be posted on the website for property owner to review and comment. McDulin answered that the Committee has not yet determined *how* the proposal will be shared. Several Board members and property owners shared their thoughts about how this should be done.

\*Tony Tatman (Lot #2685): Tatman noted that the WRWSD is not included in the pie charts. It was explained that the WRWSD is a separate company and that the pie charts exclude any financial figures related to the District since the income and expenses of the WRWSD are the same and cancel each other. Tatman also asked where he can find the costs of operating the various departments. After sharing an explanation of several points related to this question Cahall invited any property owner who would like more information about the WPOA

finances to go to the Office and ask to discuss the finances with him. McDulin noted that sharing *details* of the finances is not possible during a public meeting and should be done at the Office where the records are kept.

\*Doris Kitchen (Lot #2844): Kitchen thanked Randy and his crew, everyone who was involved, for ‘the outstanding job they did clearing the snow’. Kitchen then presented several ideas to the Board about how an auction might be the way to sell the lots which the WPOA owns as well as lots that property owners may want to sell. Pres. McDulin suggested that the Board discuss this and include Kitchen in the discussion.

\*Sharon Couch (Lot #1815): Couch asked how increases in dues or additional assessments are determined for WPOA property owners. She was assured that the Board thoroughly reviews the needs of the community and the finances before voting to approve any increases in dues or any additional assessments.

Trustee Bullock encouraged all property owners to support and to give the new management of the Lake’s restaurant a chance to be successful.

**Adjournment:** A motion to adjourn the meeting was made by Meyer and seconded by Taylor. The motion passed unanimously and the meeting adjourned at 11:36 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary