

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, April 11, 2015

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

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

Absent: Meese (ex.)

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

Minutes: The motion to approve the minutes of the March 14th, 2015, WPOA meeting was made by Bullock and seconded by Taylor after the following correction was made. In the Rules and Regulations Committee report, given by McDulin, the last sentence should read: "After the Board approves the revised Code a ballot will be mailed to property owners so they can also vote." A yea/nay hand vote was taken and the motion passed unanimously.

Treasurer's Report as of March 31st, 2015 (Vern Taylor):

Operating funds

- Total income for March was \$592,270.00. Payment of dues accounted for about 80% of the March income.
- This balance also includes a new checking account for lottery sales with an ending balance of \$1716.00.
- Routine maintenance expenses and supplies spent in preparation for the season amounted to approximately \$5000. About \$1800 was spent on annual accounting software updates and fees.
- The operating fund balance at the end of March was \$652,431.00.

Allocated Assessment Funds

- Income from assessments in March was \$238,378.00 (against no major expenses).
- The balance of all capital accounts at the end of March was \$334,404.00.

Investments – Investment reserves were unchanged at the end of March totaling \$340,965.00.

Total cash at the end of March was \$1,635,379.00.

Treasurer Taylor then announced that by the end of this meeting the mortgage on the Health and Recreation Center will be 'paid off', nine years ahead of its scheduled pay-off. He stated, "This is possible because of the work of many Boards, many Trustees and many people who have had 'a hand in this'. A lot of money has been saved and can be used to do other things."

Pres. McDulin shared that a 'mortgage burning' will be held in the fireplace at the Lodge during the Annual Meeting on April 18th.

Manager's Report (Mgr. Cahall):

- The purchase of three new pieces of equipment – a 'batwing' mower, a woods mover and a zero-turn mower – has been successfully negotiated.
- The weather station has been ordered and the locations for all of its components determined. The information will directly feed into the National Weather Service in Wilmington and updates will be

available on the Lake Waynoka website every five to ten minutes. This information will be used by area television and radio stations.

- Cahall and Chief Ellis have been working to remove abandoned boats from Lake Waynoka even though the ODNR makes this ‘difficult to do’ under current regulations. After meeting with the County Prosecutor and a county judge titles to three boats ‘resting’ on WPOA property will be obtained so these boats can ‘disappear’ legally. Secondly, if a boat has been abandoned on a property owner’s lot the WPOA will help the property owner get the boat’s title with the understanding that the title will be signed over to the WPOA so that the boat can ‘disappear’ legally. Thirdly, beginning May 1st a property owner will be fined if he/she has a boat sitting on his/her property without a current sticker. Fines will be levied each month until the boat has a current sticker, the title is signed over to the WPOA or the boat leaves Lake Waynoka.
- Cahall shared that he and Chief Ellis are very aware of the issues at the back gate, especially the ‘piggy-backing’. Patrols have been increased in this area. If a property owner witnesses an occurrence of ‘piggy-backing’ (especially, *into* Lake Waynoka) or other unsafe behavior, they should call Security and relay as much information as possible (car description, person description, license plate number, direction traveling, etc.). An officer will be contacted to follow-up. (Remember only officers and not WPOA security guards can do this.) Recently an offender was tracked down, visited in Hillsboro and cited for a dangerous offense witnessed by several property owners at the back gate.

Security Report (Kristy Delgado): Ranger Delgado noted that license plate numbers are especially helpful in ‘tracking down’ those who piggy-back into the Lake. Delgado also noted that since the Campground opened last week several reports of camper battery thefts have been made. She asked campers to contact Security to report that they have had a battery stolen as well as to report when any suspicious activity observed.

Cahall commented that there is an on-going discussion about how to address various issues at the back gate. He also noted that most of those ‘piggy-backing’ are members of the WPOA and not their guests.

Events/Marketing Report (Gina Dash): Dash introduced herself as Lake Waynoka’s Events and Marketing Coordinator. She read the following statement: “My #1 priority is to promote the Lake Waynoka community. I hope to do this by supporting and assisting our clubs and organizations with WPOA assets and by promoting their events. I will also be working on new events for the enjoyment of all members. I’m excited to perform my job, to help you reach your goals and to make your events a BIG SUCCESS!!! Please communicate your information to me. I will be happy to assist you in promoting your events with advertisements, social media and TEAMWORK!” Dash emphasized that teamwork and communication are key to promoting Lake Waynoka successfully. She suggested that everyone begin by visiting www.facebook.com/lakewaynoka. Dash may be contacted by email (events@lakewaynoka.com) or phone (513-702-1497).

Other Reports:

Long Range Planning (Dick Bankes): Bankes reported that about 20% of the surveys mailed to property owners were returned (384). About half of the surveys included many ‘thoughtful comments (419) which provided much good information’. In the next issue of the Newsletter the statistical summary of the survey will be reported. Then in the next three or four issues additional information as well as comments and suggestions made by those completing the survey will be shared. The property owners who received the \$50 MasterCard gift card for completing the survey were Janet and Tim Puet. Pres. McDulin commended the Committee for ‘a job well done’.

Lake Advisory (Prescilla Redick): Redick reported that the Committee will 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 on Friday, April 17th. This information will then be submitted to the WPOA Board so that a plan of action can be created to use the monies in the lake, dam and access fund most effectively to improve these

areas. The adding of goose eggs will begin this coming week. Redick asked that property owners call Security to report ‘nesting geese’.

Building (Tony Tatman): Tatman reported that sixteen permits have been issued year to date. On Friday plans for three more homes were filed for review.

Fire/EMS (Holt): As requested by Russellville Fire Chief Matt Neu Holt explained the concept of mutual aid in relation to fighting fires. Chief Neu wants all property owners to be aware that when a fire is reported people will see other fire departments in Lake Waynoka as well as Russellville’s department. It usually takes more than twenty people to fight a fire. State regulations require that fire departments assist one another, or in other words, provide mutual aid when fighting fires. Holt once again recommended that property owners ‘shop insurance’ if unhappy with the rates quoted for their homeowners insurance.

Rules and Regulations (John McDulin): McDulin reported that the editing sub-committee of the Rules and Regulations Committee is now working on the preparation of the final draft of the Code. All the committee members will meet this month to review the document and then it will be sent to the attorneys for review.

Campground (Walt Robinson): Robinson reported that the Campground opened ‘in the rain’ again! He shared that a number of events are being planned including a movie night for the kids the second Saturday night of each month, corn hole tournaments the third Saturday of each month, several dances and a breakfast for the campers provided by Pastor Talley and the Chapel congregation. Robinson noted that the campers will be given an opportunity to review the upgrades to the electricity and to discuss how this expensive project will be accomplished. Robinson shared that all of the full service sites are occupied and that there are very few other sites available.

Civic Club (Tony Tatman): The Club is planning the Annual Yard Sale which will be Saturday, May 16th from 8:30 am to 4:30 pm. Sign up information will be in the May Newsletter; the deadline is Thursday, May 7th. 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 (Vern Taylor): Taylor announced that the Club is sponsoring a new event, A Day at the Beach, on Saturday, June 27th. The day will begin at 8:30 a.m. with a 5K run/walk (coordinated by Charlie Beard) and continue into the evening with many activities including a dragon boat demo, a corn hole tournament, a 50/50 split the pot, the Cardboard Regatta and so on and so on. Proceeds from this event will be donated to the Eastern High School Scholarship Fund. 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. Steve Johnson reported that 17 people attended and passed the Boaters Safety course held on March 28th. He thanked Steve Rish for providing a projector when his projector malfunctioned.

Chapel (Rev. Talley): Rev. Talley shared that the Holy Week services were well attended. Planned events include a bowling outing on April 26th, a trip to the Creation Museum on May 16th, a youth campout on May 30th (with the youth doing the service on the 31st), a trip to Renfro Valley June 6th, a breakfast for the campers and Bible School for the youth in grades 6 through 9 the evenings of June 24th thru June 26th. The Bible School will conclude with a youth canoe trip and picnic on June 27th. Contact Pastor Talley for additional information.

Shawnee Squaws (Ginny Tatman): Tatman reported that new officers will be elected and installed at the next meeting. The ladies will also be going to Maysville to visit the Miniatures Museum and to enjoy lunch.

Art Club (Joanne Edwards): The “Uncorked with Art” event was a ‘big success’! Restaurant manager, Terry Huber, provided three kinds of wings at no charge and only asked that those in attendance encourage patronage of the Restaurant. The date of the next event will be determined at the next monthly meeting of the Club on the second Monday in April, the 13th, at 6:30 pm in the Lodge. Different forms of art are shared each month.

Lake Committee (Prescilla Redick):

- Redick shared that the first bass tournament will be Wednesday, April 15th. Anyone interested in being a member of the Lake Committee is invited to attend the meeting at 4 pm in the Marina.
- The Spring Tournament will be on April 25th and the remainder of the tournament schedule is available on the Lake Waynoka website.

- Trustee Holt asked for a clarification as to who may participate in these tournaments. *Rather than try to summarize Redick's response I suggest that WPOA members go to the Lake Waynoka website (www.lakewayoka.com) if interested in fishing in the bass tournaments sponsored by the Lake Committee. The rules for participation in the bass tournaments are in the Lake Committee's section under the heading of Lake Waynoka Bass Tournament Rules. jac*
- The Kids' Fishing Fest will be on June 20th and a Crappie Tournament is being planned.
- Details of the National Marina Days, June 12th through June 14th, were shared. It will be a weekend of many activities from vendors and demonstrations to live music and lots of food as well as activities for the children. An organizational meeting for the Marina Days is scheduled for April 24th at 11 am in the Lodge.

Lions Club (Paul Geiger): Geiger announced that the Lions Club is sponsoring a Trash Day during which volunteers will pick up trash along the roads in Lake Waynoka. Watch for further information as to how to participate in this event.

Unfinished Business: none

New Business: President McDulin then shared other items discussed at the workshop meeting last evening:

- Mgr. Cahall was directed by the Board to research the costs of new restaurant equipment, specifically a freezer and a fryer, at the request of the restaurant manager, Terry Huber.
- The purchases of the 'bat wing' mower, the woods mower and the zero turn mower came in 'within budget'.
- Mgr. Cahall is involved in on-line bidding for a machine and materials that would be used to seal cracks in the asphalt of the roads in Lake Waynoka.
- Beginning this spring Mgr. Cahall will be conducting lot inspections, specifically inspections of those lots that the WPOA has received complaints about because they are 'junked up'. Cahall will not be in the Office on Mondays; instead he will be there Saturday mornings and conducting lot inspections Saturday afternoons.
- Two bids were received for the electrical engineering upgrades in the Campground. The bid of \$10K was accepted.
- Details of a possible auction held in the fall to sell lots were discussed with Doris Kitchen.

Kirk questioned why the words, "excludes WRWSD", were not written under the pie charts of the financial report as previously requested. Cahall stated that the correction had been made, but that the wrong version of this page in the report was chosen for distribution.

Motions and Resolutions:

(Please note that Taylor was called from the meeting and did not vote on the following motion and resolutions. Jac)

- **Motion #247** – Motion #247 was made by Meyer and seconded by Kirk to pay the Health and Recreation Center loan in full in the amount of \$174,388.98. A roll call vote was taken and the motion passed unanimously with seven yea votes.
- **Resolution No. 2015-01** – Since the Health and Recreation Center loan will be paid off effective April 15, 2015, Resolution No. 2015-01 was made by Meyer and seconded by Kirk that the WPOA Board of Trustees concur as follows:
 1. An annual assessment of \$100 will be levied for the purpose of funding improvements for the assets of Lake Waynoka Subdivision. This assessment will be referred to as the "Lake Waynoka Improvement Assessment" and it will be continued indefinitely.
 2. Any assessment currently owed by a member under Resolution 2003-2 will continue to be owed under this Resolution.

3. Any funds remaining in the “Lot No. 177 Capital Assessment” account after payoff will be deposited into the account for the Lake Waynoka Improvement Assessment.
4. All funds received for the Lake Waynoka Improvement Assessment will be separately identified in the financial accounts of the WPOA.
5. All expenditures from the Lake Waynoka Improvement Assessment must be approved by a majority vote of the WPOA Board by approving an annual budget or by one time expenditure roll call vote.
6. Any previous motions and resolutions relating to Lot No. 177 improvements are superseded upon the adoption of this resolution.
7. This resolution will be in full force and effective immediately upon its adoption.

A roll call vote was taken and the resolution passed unanimously with seven yea votes.

(A copy of the entire text of this resolution may be read at the Office. jac)

Resolution No. 2015-02 – So as to clarify the intentions of the Board of Trustees with respect to the assessment established to provide for the maintenance of the roads of the Lake Waynoka subdivision and the repair and replacement of vehicles, Resolution No. 2015-02 was made by Purdin and seconded by Kirk that the WPOA Board of Trustees concur as follows:

1. An annual assessment of \$100 will be levied for the purpose of funding the maintenance of the roads within the Lake Waynoka Subdivision and to purchase, repair and replace vehicles. This assessment will be referred to as the “Lake Waynoka Road Improvement Assessment” and it will be continued indefinitely.
2. All funds received from the Lake Waynoka Road Improvement Assessment will be separately identified in the financial accounts of the WPOA.
3. All expenditures from the Lake Waynoka Road Improvement Assessment must be approved by a majority vote of the WPOA Board by approving an annual capital budget or by one time expenditure roll call vote.
4. Previous motions and resolutions relating to road improvements are superseded upon the adoption of this resolution.
5. This resolution will be in full force and effective immediately upon its adoption.

A roll call vote was taken and the resolution passed unanimously with seven yea votes.

(A copy of the entire text of this resolution may be read at the Office. Jac)

It was noted that neither of these resolutions increase fees for the property owners of Lake Waynoka. The fee for the loan on the Health and Recreation Center was reallocated and the fee for road improvements was clarified.

Membership Concerns:

*Sandy Beard (Lot#405): Beard requested that the family swim hours be reviewed to allow different times for those members with young children to swim. Cahall will look into this.

*Michele Born (Lot#449): Born explained that she was having difficulty accessing the WPOA minutes on-line. AJ assisted her with this issue.

*William John (Lot #2877): John shared that he had met with Chief Ellis to discuss security and public safety issues in Lake Waynoka. He shared that he found the Chief was very responsive and that he would like to offer his assistance and possibly recommendations. John worked as an anti-terrorism officer in Columbus. John expressed strong concerns about the lack of functional tornado sirens in Lake Waynoka. He agreed to work with Cahall and Chief Ellis on this issue as well as other security and public safety issues.

*Doris Kitchen (Lot #2844): Kitchen noted there is “lots of excitement to share at Lake Waynoka” with prospective buyers and homeowners. Kitchen opened a discussion as to how to possibly collect the delinquent monies owed to the WPOA and what these monies could be used for.

*Jim Beckley (Lot 2870): Beckley took this opportunity to thank the Martins for their service to the community for so many years. He stated that they will be ‘sorely missed’.

*David Geschwind (Lot #1223): Geschwind shared his very successful experience “shopping insurance” as Trustee Holt recommended he do when he was not happy with the rates quoted on his homeowner’s insurance.

Pres. McDulin reminded everyone that the Annual Meeting will be held on Saturday, April 18th beginning with the WRWSD meeting at 7 pm followed by the WPOA meeting at 7:30 pm followed by hors d’oeuvres and wine.

Adjournment: A motion to adjourn the meeting was made by Purdin and seconded by Johnson. The motion passed unanimously and the meeting adjourned at 11:47 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary