

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, May 9, 2015

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

Roll Call: *Present:* Johnson, Kirk, McDulin, Meese, Meyer, Purdin, P. Redick, Taylor & Mgr. Cahall
Absent: Holt (ex.)

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

Minutes: A motion to approve the minutes of the April 11th, 2015 Saturday meeting as published in the May Newsletter was made by Purdin and seconded by Taylor. A yea/nay hand vote was taken and the motion passed unanimously.

A motion to approve the minutes of the April 18th, 2015 Annual Meeting as distributed via email was made by Taylor and seconded by Redick. A yea/nay hand vote was taken and the motion passed unanimously.

Treasurer's Report as of April 30th, 2015 (Vern Taylor):

Taylor requested that he be allowed to reappoint Tim Redick as the Assistant Treasurer of the WPOA for 2015. A yea/nay hand vote was taken and the Board agreed unanimously.

On May 15th representatives from the WPOA and the WRWSD (Taylor, T. Redick, McDulin, Cahall, Bridges and Buskey) will meet with representatives from Peoples Bank for a yearly financial review.

The quarterly finance meeting of the WPOA Finance Committee (Taylor, T. Redick, McDulin, Al Born and Buskey as well as consultants, Dick Bankes and Eric Kirk) will be Monday, May 18th.

Operating funds

- Total income for April was \$199,891.00. Payment of dues accounted for about 37% of the April income and collection of campers' fees which began in April accounted for about 18% of the monthly income.
- Four new home construction permits were issued in April.
- There were no unexpected or unusual expenses in the month. As has been the practice in the past \$100K of operating cash was invested in two short term (6 month) CDs.
- The operating fund balance at the end of April was \$577,415.00.

Allocated Assessment Funds

- Income from assessments in April was \$49,456.00 against no major expenses except the payoff of the Health & Recreation Center mortgage in the amount of \$174,388.00. The former Health & Recreation Center Assessment is now shown on the allocated assessment report as the 'Lake Waynoka Improvement Assessment' fund.
- The balance of all allocated assessment accounts at the end of April was \$424,960.00.

Investments – Investment reserves at the end of April totaled \$530,883.00 (including the short term CDs as reported under Operating Funds).

Total cash on hand at the end of April was \$1,533,258.00.

Manager's Report (Mgr. Cahall):

- The three new pieces of equipment – a 15' 'batwing' mower, a 6' bushhog mover and a zero-turn mower – have been delivered and will be in use next week. This purchase for the maintenance department was made as a part of the Capital Improvement Plan.
- The weather station is up and running. Data is being sent the National Weather Service in Wilmington. Weather updates will be available soon on the Lake Waynoka website. Channel 12 has indicated that Lake Waynoka will be added to its weather maps.
- Inspections of the indoor pool and hot tub were conducted by an independent inspector recently. Maintenance of these areas is not in compliance with State of Ohio guidelines. Equipment which will automatically adjust the ph levels as they change has been purchased and will, hopefully, be installed by the end of the month.
- Another company has been contacted to bid the masonite repair work needed on the adult pool. They promised to do so after Memorial Day as pool companies are very busy this time of year.
- The winter was 'tough' on the docks at the Marina. Many options were discussed at the workshop meeting as to how best to save them. It was determined that the best option is to use the dredging equipment to 'shove the posts back into the hardpan'. If this effort is successful, the dredging equipment may be used for other projects also.
- McDulin noted that Cahall continues to do lot inspections on Saturday afternoons in an effort 'to get things straightened up around here'.
- Once again Cahall reminded the property owners that Security is checking all boats on all properties to see if the boats have 2015 boat stickers. Letters will be sent to those property owners who have a boat or boats sitting on their properties without current stickers. The notice will remind the boat owners that all boats are required to have 2015 boat stickers. This is true even if an owner does not plan to put his boat in the water during the 2015 season. The cost of a sticker is \$35. This is being done in an effort to get rid of many abandoned boats that have generated many complaints over the last few years.

Security Report (Chief Gordon Ellis actually gave this report later in the meeting.): Chief Ellis shared that there has been the expected increase in traffic at both gates during the last month. He explained that Security has developed a plan that will, hopefully, reduce the congestion at the front gate this Memorial Day weekend. More staff will be on duty. There will be two computers issuing boat stickers and automobile stickers as well as guest passes. There will be someone directing traffic. Chief Ellis also stated that there is a plan to deal with the anticipated traffic generated during the Lake Waynoka Garage Sale on May 16th.

Events/Marketing Report (Gina Dash):

- Dash shared that she is submitting photos and articles to the local papers as well as to The Cincinnati Enquirer about the happenings and events in Lake Waynoka. She urged everyone to "keep looking in the newspapers and the Lake Waynoka Newsletter as well as on Facebook and the Lake Waynoka website" (www.lakewaynoka.com) to find out what is happening as well as what has already happened in Lake Waynoka. The staff is also in the process of creating videos about our community that will be viewable on the website.
- All Facebook posts can be viewed from Lake Waynoka's website by going to the heading 'Contact Us' and clicking on the Facebook symbol. Facebook membership is not needed to do this.
- There is now a board on the wall of the Lodge's meeting room near the Restaurant where notices of activities and events in Lake Waynoka are posted.
- The events listing in the Newsletter will soon become an actual calendar that will spread over two pages as a 'centerfold'.
- Dash is very excited about the work that is being done to promote Lake Waynoka as well as to help everyone enjoy living in Lake Waynoka even more. She is pleased with the teamwork that is becoming so evident because 'working together is the key' to success!

- Dash may be contacted by email (events@lakewaynoka.com) or phone (513-702-1497).

Other Reports:

Long Range Planning (Dick Bankes): Bankes shared that over the next couple issues of the Newsletter more information as well as comments and suggestions made by those completing the survey will be shared. The goals of the Committee include drafting a report of the statistics as well as the comments for the Board to review; creating a long range plan for the WPOA since the last one was done in 2011; and updating the community vision statement and the core goals of the WPOA.

Lake Advisory (Prescilla Redick): Redick reported that the Committee evaluated and took 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 has been compiled into a 67 page document; copies have been given to the Manager and the WPOA President. The Committee hopes to report to the Board about these findings in July. The June meeting of the Lake Advisory Committee will be on June 9th instead of June 2nd.

A total of 249 eggs were added in 47 nests this season. A special thanks was directed to Tom Glutz, Todd Holt, Steve Johnson, Mark Erwin, Mike Napier, John McDulin, Vern Taylor and Kristy Delgado for taking on this task. The number of eggs added this season was comparable to last season's total. The purpose of this work is to control the population of geese, not reduce the number of geese on the Lake.

Building (Tony Tatman): Tatman is stepping down from the chairmanship of this committee. Betty Purdin will assume that role. Tatman reported that six permits have been issued since his last report: 3 new homes, 1 deck cover, 1 dock cover and 1 storage building.

Fire/EMS (McDulin): The substation is 'up and running'! This report will be removed from the WPOA meeting agenda. However, Holt will continue to work with Franklin and Jackson Twps. to establish EMS or Emergency Medical Services to our community.

Rules and Regulations (John McDulin): The Rules and Regulations Committee will request a special meeting with the Board in late May or early June to present the final draft of the Code. Kirk requested that the WPOA Trustees be given time to review the draft prior to the meeting. Once the Board approves the document the property owners will be asked to review the document and then vote to accept it.

Campground (Walt Robinson): Robinson reported that during the May 2nd Campground meeting the upgrades to the electricity and the costs associated with this project proposal were discussed. There was some opposition so Robinson and Tom Koch will be talking with as many campers as possible over the next week or so to get as many opinions and as much input as possible. Some want tables and fire rings for each site. Robinson believes, "There is only a certain amount of money and it doesn't stretch far enough to do both." Robinson shared several of the events being planned for the Campground campers – Kids Movie Nights, Cornhole Contests and a 4th of July Bicycle Parade. These events are open to property owners in Lake Waynoka as well as the campers.

Civic Club (Tony Tatman): The Annual Garage Sale will be Saturday, May 16th from 8:30 am to 4:30 pm. At this time 92 homes are signed up to be on the map which the Civic Club prepares. The 2015 Civic Club calendars can still be purchased at the Office or from Tatman. Also summer clothing with Lake Waynoka logos is available through the Civic Club. Everyone is invited to the next Civic Club meeting on May 26th in the Lodge at 7 pm.

Water Sports Club (Vern Taylor):

- The Club will participate in the Marina Days on June 12, 13, and 14 by providing boat rides to see the homes from the lake side as well as selling beers to the thirsty.
- 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 Track Scholarship Fund.
- The Club is also sponsoring the 4th of July Parade of decorated boats beginning at 6 pm.

- The annual 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.

Taylor then recognized Steve Johnson for his role in the creation of the Water Sports Club and the work that he does 'behind the scenes'.

Chapel (Rev. Talley): Rev. Talley shared several events which include a breakfast at the Campground on May 23rd, a trip to the Creation Museum on May 30th and a youth campout that evening (with the youth doing the service on the 31st), a trip to Renfro Valley June 6th, a musical guest, Jimmy Dooley, during the service on June 14th, Bible School for the youth in grades 6 through 9 the evenings of June 24th thru June 26th with a canoe trip on the Little Miami River and a picnic at Loveland Castle on the 27th. Contact Pastor Talley for additional information.

Shawnee Squaws (Margi Borgman): Borgman thanked Kathy Farrell and Ginny Tatman for leading the Squaws the last two years as President and Vice President respectively. The ladies will be going to Maysville to visit the Miniatures Museum and, of course, to enjoy lunch on May 13th. During the Marina Days the Squaws will sponsor a food booth to raise monies for the Sue Hamm Fireworks Fund. Purdin thanked everyone for saving cans for recycling. The monies received go toward the fireworks. The 2015 officers of the Shawnee Squaws are Margi Borgman, President; Judy Bankes, Vice-President; Emmy Miller, Secretary; Betty Purdin, Treasurer; and Valerie Bullock, Sunshine Girl.

Art Club (Joanne Edwards): The Club will provide free sand art kits for the children during the June 27th Day at the Beach instead of participating in Waynoka Day in July. There will be two 'Uncorked on Canvas' events this coming year: November 14th and some time in March of 2016. The Club will not meet during the summer months. A Christmas event during which wine glasses will be painted is being planned.

Lake Committee (Prescilla Redick): Twenty nine boats and their fishermen participated in the Spring Tournament on a cold and rainy day! The next tournament is on Wednesday, May 20th.

Lions Club (Paul Geiger):

- Geiger thanked those who picked up trash on May 2nd. Of the 30 people who participated a dozen of them were members of the Water Sports Club!
- One of the six applicants will be awarded the \$1000 scholarship the Lions Club gives annually.
- The Lions will also recognize students at Russellville Elementary through the 'Good Program'. These students, one from each class, are chosen because of their good attendance, good participation, and good effort as students at Russellville Elementary. They will each receive a T-shirt and a certificate.
- The Lions Club is sponsoring Bingo the first and third Saturdays of each month at 7 pm in the Lodge.
- Geiger thanked Gina Dash for her help promoting the activities of the Lions Club.
- Used eyeglasses were requested. The Lions Clubs distribute eyeglasses world-wide to those who need their vision corrected and are too poor to purchase corrective lenses.

At this time Chief Neu of the Russellville Fire Dept. was presented with a check of \$105.00 by Claudia Glutz, one of the members of the Annual Meeting Committee. The monies were half of the 'split the pot' that were collected during the social hour following the annual meetings of the WRWSD and the WPOA.

Unfinished Business:

- Cahall requested that the Board allow \$3 swim passes to be offered during the Marina Days which are 'open gate'. Purdin made the motion and McDulin seconded it. A yea/nay vote was taken and the motion passed unanimously.

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

- After much discussion about the definitions of decks, porches and patios it was decided that this issue would be given to the attorneys to clarify.
- Purdin requested that the possibility of creating a restaurant patio (a screened-in area) be researched. Purdin, Cahall and Terry Huber, the restaurant's manager, will do the research and report to the Board.

- It was determined that none of the members of the various committees would change from last year except that Purdin will chair the Building Committee instead of Tony Tatman.
- McDulin shared several items of communication: an email from Scott Dimmich of Channel 12 to AJ discussing the weather station; a thank you from Aristotle and Mary Roussos for the recognition they received during the Annual Meeting; and a thank you from the family of Tim O'Farrell for the donation made to St Ann's Parish in Pittsburgh, Pa. in Tim's memory.
- During the Executive Session it was decided that the June workshop meeting will be on Saturday morning, June 13th, at 8:15 am prior to the Board meetings.

New Business: A new sign is being built to replace the one that blew down at the corner of Rt. 62 and Schwallie Rd.

Motions and Resolutions: none

Membership Concerns:

*William John (Lot #2877): John reported his findings on the State and Federal levels concerning funds available to repair or, if necessary, to replace the two tornado sirens in Lake Waynoka. The State has \$10.2 million available in grant monies for emergency situations and equipment. Initially John was told this money was not available for tornado siren repair. After making inquiries at FEMA on the Federal level John learned that just the opposite was true! These monies are to be used at the State level for 'the sustainment of existing equipment and services' first and then new requests. So John then approached the Office of Emergency Mgt. in Brown Co. with this information and asked that monies for the repair or replacement of Lake Waynoka's sirens be included in the County's request for funding which must be made by September 2015. John suggested that Mgr. Cahall get an estimate for the repair of the sirens so that the WPOA can be working to acquire its portion of the funding because these are matching fund grants. He noted that he had received communication that of the 15 sirens in Brown County the two in Lake Waynoka are the only ones that have not been maintained.

*Steve Rish (Lot #2895): Rish shared his concern about the dual use of the meeting room in the Lodge for the restaurant buffet when another event is being held there at the same time. Cahall shared that the Clubs have priority and that, hopefully, the restaurant manager and the Clubs can work together so that both activities may continue at the same time.

*Doris Kitchen (Lot #2844): Kitchen shared the new edition of The Great Outdoors in which she has an ad promoting Lake Waynoka. This publication is distributed through Kroger stores and 75K copies are printed.

*Debbie John (Lot #2877): John shared her concern about the possibility of alcoholic beverages being served on the proposed restaurant patio.

*Steve Meese (Lot #3171): Meese shared some interesting statistics related to the 'tedious task' of adding goose eggs and controlling the goose population at Lake Waynoka. The statistics supported the need to continue the yearly adding of eggs which has been done for the last ten years.

*Ginny Tatman (Lot #2635): Tatman believes the Restaurant should be alcohol-free. She suggested that any monies put toward building a restaurant patio would be better spent on the repair of the tornado sirens.

Adjournment: A motion to adjourn the meeting was made by Meyer and seconded by Purdin. The motion passed unanimously and the meeting adjourned at 11:30 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary