

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, June 13, 2015

Vice President Prescilla Redick called the meeting to order at 10:00 a.m.

Re-elected Trustee Todd Holt was sworn in by Elections Inspector, Steve Rish.

Pastor Talley shared an invocation which was followed by the Pledge of Allegiance.

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

**Minutes:** A motion to approve the minutes of the May 9th, 2015 Saturday meeting as published in the June Newsletter was made by Purdin and seconded by Taylor. A yea/nay hand vote was taken and the motion passed unanimously.

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

##### *Operating funds*

- Total income for May was \$135,552.00.
- Over \$10K in boat sticker fees was collected in May representing over half of the total year to date income in this area. This figure represents about 525 boat decals.
- Non-labor expenses for the month included \$5100 for a new freezer and fryer for the restaurant and \$1235 for a weather station. The remaining expenses reflected typical costs for the season.
- The operating fund balance at the end of May was \$543,018.00.

##### *Allocated Assessment Funds*

- Income from allocated operating assessments in May was \$21,139.00.
- In May new mowing equipment was purchased from road assessment funds at a cost of \$34K. The balance of spending from assessment accounts included minor expenses for replacement stone and for culvert repair.
- The balance of all allocated assessment accounts at the end of May was \$400,172.00.

*Investments* – Investment reserves at the end of May totaled \$530,884.00.

*Total cash on hand at the end of May was \$1,474,074.00.*

Taylor shared that representatives from the WPOA and the WRWSD did meet with representatives from Peoples Bank for a yearly financial review and that the quarterly finance meeting of the WPOA Finance Committee met on June 5<sup>th</sup>.

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

- The docks at the Marina have been repaired. The docks were made much sturdier by sinking 4x6 posts into the hardpan and bolting the dock supports to them. The power of the dredging machine was used to do this. This method of repair will, most likely, be used when repairing other public docks.
- A new pizza oven was purchased for the restaurant.
- An automated chlorine and ph control unit was installed and is functioning at the Rec Center to control the chemical levels of the indoor pool and spa as required by the State of Ohio.

- One bid has been received to resurface the outdoor adult pool at the end of the season. A second bid will also be sought.
- The mowing is about two weeks ahead of last year. Monies are budgeted and the staff is equipped to mow all designated areas three times a year. The second mowing should begin around the 4<sup>th</sup> of July. FYI – It would cost approximately an additional \$120K in equipment costs and an additional \$70K in labor to mow six times a year.
- The new posts for the sign at Rt. 62 and Schwallie are ‘in the ground’ and the new sign should arrive in the next week or so. Jackson Twp. was notified that the Schwallie road sign needed to be replaced.
- Cahall reported that he has completed his inspections of lots throughout the Lake. Forty letters were sent to property owners requesting their compliance with rules and regulations related to the maintenance of their properties.
- Cahall also reported that Chief Ellis has sent out between 50 and 60 letters notifying property owners that they were delinquent in obtaining stickers for boats sitting on their properties. Cahall was pleased that most individuals receiving these letters were complying with the request to ‘sticker’ their boats. He commented, “They understand what the WPOA is trying to do... which is to get rid of old boats with trees growing through them, even if they don’t like it.”

**Security Report** (Ranger Kristy Delgado): Delgado shared that there has been the expected seasonal increase in traffic accidents, citations and warnings. One arrest for DUI was made and a minor misdemeanor citation for possession of marijuana was issued. During the Memorial Day weekend 288 vehicle stickers and 88 boat decals were issued. Delgado was pleased to announce that no significant traffic delays were experienced that weekend; the new procedures set in place to control the activity at the front gate during this busy time worked.

**Events/Marketing Report** (Gina Dash):

- First Dash shared the double spread calendar in the middle of the monthly newsletter. She encouraged everyone to use the calendar to know what is happening at the Lake.
- Dash thanked Louie Mays for his help with the many Facebook posts sharing activities and events in Lake Waynoka. Please remember: *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.*
- The events board on the wall of the Lodge’s meeting room near the Restaurant now has lights installed so that the announcements can be seen thanks to A.J. (WPOA Tech. Services).
- Dash reminded everyone of several upcoming events including the Family Swims on July 3<sup>rd</sup> and August 7<sup>th</sup>; the Adult Swims on June 19<sup>th</sup>, July 17<sup>th</sup>, and August 21<sup>st</sup>; a new class at the Rec Center called “Body Burn”; and ‘Music on the Green’ July 4<sup>th</sup> on the Lounge Lawn from 7 to 10 pm.
- There is an ad for Lake Waynoka in the Brown County Fair book! The Fair will be Sept. 28 through October 3<sup>rd</sup>. The Lake will be represented in the parade pulling the Barn Busters, a 4-H group. Dash is working on the details of getting a booth space to promote Lake Waynoka during the Fair.
- She reminded everyone that ‘teamwork...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 noted that the preliminary report of the survey sent to property owners was completed and has been reviewed and discussed with the Board. The comments received on the surveys are being summarized to look for trends. More statistical results will be shared in the newsletters over the next six months. The full report of the statistical information will be on the Lake Waynoka website ([www.lakewaynoka.com](http://www.lakewaynoka.com)) as well as available at the Office. Bankes requested that anyone interested in volunteering to be a part of a ‘focus or advisory group’ to please contact him (937-446-2116).

**Lake Advisory** (Prescilla Redick): Redick reported that the Committee is now reworking the 67 page document which shares information about and photos of dock areas and public access areas in need of improvements as well as WPOA owned shorelines in need of further protection. The Committee will designate those public areas which are believed to be safety concerns and request that the WPOA address these areas first. Then suggestions as to when other areas which need rocking and aesthetic improvements will be made.

**Building** (Tony Tatman): Tatman reported that two permits for two storage buildings had been issued since his last report. Year to date 27 permits have been issued compared to 33 in 2014. *Tatman then requested that a variance be granted by the Board for a 14' x 24' storage building which is larger than the code allows (200 sq. ft.). Redick made a motion and Purdin seconded it that this variance be granted. A yea/nay vote was taken and the variance passed unanimously.*

Cahall shared that the attorney had rendered an opinion: There is no difference between a patio, a porch and a deck. All must be at least 50 feet from the water.

**Fire/EMS:** none

**Rules and Regulations:** none

**Campground** (Walt Robinson):

- Robinson thanked the Chapel members for the breakfast that about a 100 campers enjoyed last month.
- *Robinson then requested that those boat owners who leave their trailers parked at the Campground to please park them around the outer edges of the area and as close together as possible. This will allow those boat owners who put their boats in and out of the water regularly more room to maneuver their boats and trailers.*
- Robinson noted that a request for signage asking drivers to slow down because of children be posted.
- Robinson shared several of the events being planned for the Campground campers – Kids Movie Nights; the Campground Picnic on June 20<sup>th</sup>; the 4<sup>th</sup> of July Bicycle Parade at 4 pm (Any donations of prizes for this event would be greatly appreciated.); and the Kids Fishing Contest during Lake Waynoka Day.
- The Halloween Trick or Treat Night and the Haunted House are scheduled for October 17<sup>th</sup>.  
VOLUNTEERS ARE NEEDED. THE WORK STARTS NOW.
- *Robinson also requested that more campground residents attend the monthly campground meetings. Everyone needs to be aware of the costs related to the electricity upgrades that will be made to the Campground beginning in November.*

**Civic Club** (Tony Tatman): The Civic Club is the 'sponsoring' club for Waynoka Day. The first organizational meeting will be Monday, June 15<sup>th</sup> at 7 pm in the Lodge. Clothing with Lake Waynoka logos will be sold this afternoon and tomorrow during the Marina Days. Everyone is invited to the next Civic Club meeting on Tuesday, June 23<sup>rd</sup> in the Lodge at 7 pm.

**Water Sports Club** (Vern Taylor):

- The Club is sponsoring, A Day at the Beach, on Saturday, June 27<sup>th</sup>. 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. Proceeds from this event will be donated to the Eastern High School Track Scholarship Fund.
- The Club is also sponsoring the 4<sup>th</sup> of July Parade of decorated boats beginning at 2 pm at the Marina.
- 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.
- The umbrellas over the tables at the Beach are being restored by the Club. New red/white, blue/white and green/white metal will be installed both on top and underneath each umbrella at a total cost of \$8400. Taylor noted that this restoration is possible because of the support and participation of the property owners in the events that the Club sponsors. In turn, Redick thanked the Club for taking on this project.

**Chapel (Rev. Talley):** Rev. Talley shared that bible study is on Sunday evenings at 6:30 pm and that there is an open AA meeting held every Friday at 7 pm at the Chapel. He then announced that Eric Penn, the Chapel's music director, also known as the Big Easy, is hosting the 2<sup>nd</sup> Annual Sounds of the Savior on June 20<sup>th</sup> in Mt. Orab at the Amphitheater from noon until 10 pm. Many musical groups will be performing and the Chapel will be serving food from which the proceeds will go to Children's Christmas Fund. The theme of the Bible School for the youth in grades 6 through 9 which will be the evenings of June 24<sup>th</sup> thru June 26<sup>th</sup> is 'God Goes to the Movies'. On Saturday, July 11<sup>th</sup> the Chapel will host a concert by the Stillwater Mennonite Choir at 7 pm. The excursion to the Renfro Valley is Sat., July 25<sup>th</sup> and the one to the Creation Museum is Sat., Aug. 1<sup>st</sup>. You may contact Pastor Talley for additional information.

Valerie Bullock and Carolyn Slater are now coordinating the collection of non-perishable items and canned goods for the Agape Food Pantry in Sardinia. There are collection 'tubs' at the Rec Center, the Lodge and the Chapel.

**Shawnee Squaws (Margi Borgman):** Borgman announced that the Club now has thirty members and Mary Chance was recently designated as a life time member. The Club is selling food during Marina Days; the proceeds will go toward the expenses of the fireworks. Carol LaPlante is now the welcome packet coordinator. The Club will be walking as a group during the 5K Walk/Run on June 27<sup>th</sup> to support the Water Sports Club and the Eastern High School Track Scholarship Fund. The Club plans to sponsor the Easter Egg Hunt next spring. During Waynoka Day the Squaws will collect monies for the fireworks by selling Split the Pot tickets and will also sell ice cream floats. On July 8<sup>th</sup> the ladies will share lunch and a movie.

**Art Club (Joanne Edwards):** The Club will provide free sand art kits for the children during the June 27<sup>th</sup> Day at the Beach. The Club's next meeting will be Monday, September 14<sup>th</sup> at 7 pm in the Lodge. There will be two 'Uncorked on Canvas' events this coming year: November 14<sup>th</sup> and some time in March of 2016.

**Lake Committee (Prescilla Redick):** The Committee postponed the Annual Kids' Fishing Tournament usually held in June because supplies provided by the ODNR in the past are not available at the present time. Hopefully, the Committee will be able to host this event later in the season. The next tournament is on Wednesday, June 17<sup>th</sup>. The all night tournament will be July 25<sup>th</sup>.

**Lions Club (Betty Purdin):** Bingo is being held twice a month on the 1<sup>st</sup> and 3<sup>rd</sup> Saturday evenings at 7 pm in the Lodge. The Lions Club will also set up the tables for Bingo during Waynoka Day.

#### **Unfinished Business:**

- Cahall shared that he has been receiving requests for delivery of the 'silt/dirt' being removed from the Lake bottom. The WPOA cannot provide this service; however, Burke Landscaping has agreed to do so for a delivery fee. Please contact John Burke directly. Cahall noted that if anyone wants to fill their own buckets or small trailer they are welcome to do so, but try not to get stuck.
- Cahall also noted that the siren at the Beach is now operational and that the one at Geronimo should be next week. MobileCom was contracted to repair this equipment.
- Cahall reported that there are issues with the motor on the Lake Patrol boat which are contributing to the lack of adequate patrolling of the Lake. The motor is not idling properly and work is being done to correct this problem.
- Trustee Kirk asked when the revision of the Rules and Regulations would be available. The response was that it would be available within the next six weeks.

#### **New Business:**

- Vice President Redick wished all of the fathers a Happy Father's Day early. She also encouraged everyone to visit the Marina Days and enjoy the food and many activities.
- *A motion to allow the Adult Swims on June 19<sup>th</sup>, July 17<sup>th</sup> and August 21<sup>st</sup> to be BYOB was made by Todd Holt and seconded by Jim Meyer. A yea/nay vote was taken and the motion passed unanimously.*

- *A motion to allow the Restaurant's Dinner and Dance in the Lodge on June 28<sup>th</sup> to be BYOB was made by Meyer and seconded by Taylor. A yea/nay vote was taken and the motion passed unanimously.*
- *Walt Robinson then requested that on special events nights in the Campground that the quiet hours begin at midnight rather than 11 pm. Purdin made the motion and Meyer seconded it. A yea/nay vote was taken and the motion passed unanimously.*

**Motions and Resolutions:** none

**Membership Concerns:**

\*William John (Lot #2877): John discussed the operational status of the tornado sirens at the Marina and Geronimo with Mgr. Cahall. John requested that an official quote/statement from MobileCom be acquired so that half of the monies paid out to repair the sirens can be received back from the Federal Government grant which covers such expenses to make sirens fully functional. John continues to work with Brown County and other townships on getting a Block Funding Grant. Chief Ellis and John met to discuss various safety issues. The lack of a functioning patrol boat was one point of discussion. John has since contacted ODNR Watercraft officials and obtained a promise that this agency will come and patrol the waters of Lake Waynoka free of charge until our boat is operational if needed.

\*Jack Rutan (Lot #401): Rutan praised the Security personnel for the 'marvelous job' that they did over Memorial Day weekend controlling the traffic into Lake Waynoka.

\*Doris Kitchen (Lot #2844): Kitchen shared that Lake Waynoka is being considered for a segment on HGTV. Kitchen then asked for a clarification of the rules and regulations related to closings for properties in Lake Waynoka. There was an exchange of opinions about a specific closing transaction for a property in Lake Waynoka in which Kitchen was involved in May.

\*Steve Rish (Lot #2895): Rish shared his disapproval of the performance of Manager Cahall in regards to the safety of the Lake Waynoka community.

\*Tom Koch (Lot #0971): Koch thanked the Manager for the things that he has done for the Campground. He believes, "If you want the amenities, then you have to pay for them." Koch also thanked Redick for attending the Campground meeting and taking minutes. Koch then asked if it would be possible to get Wi-Fi in the Campground. Mgr. Cahall has discussed this with Frontier and Frontier does not have the capacity to provide this service. Koch then suggested that street signs be erected in the Campground with names such as Main St., 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Sts., etc. (rather than lot numbers) so that visitors and others can locate campsites more easily.

\*Liz Doss (Lot #483): Doss shared some clarifications regarding the paperwork involved in a real estate closing. She then shared several thoughts about how lessons can be learned when there are problems and that solutions can be found. Doss offered the Board a thought to consider in regards to the sale of properties in Lake Waynoka: If dues were pro-rated, no one would be paying for someone else's time.

\*Andy Bilhardt (Lot #453): Bilhardt began to share his opinion of the present Manager and his experiences with past managers.

\*Valerie Bullock (Lot #2304): Bullock asked if we have a patrol boat and if it is patrolling. The response was "Yes, however, there are issues with the way the motor is running."

\*Carolyn Slater (Lot #2760): Slater invited everyone to the Block Party being held this evening on Creek Cove.

\*Eric Kirk (Trustee): Kirk stated the Restaurant is BYOB, even though he is unaware of when this was approved. He wanted to clarify that this BYOB status does NOT extend into the meeting area of the Lodge.

**Adjournment:** A motion to adjourn the meeting was made by Taylor and seconded by Holt. The motion passed unanimously and the meeting adjourned at 11:15 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary