

Waynoka Property Owners Association

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

President John McDulin called the meeting to order at 10:05 a.m.

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

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

Minutes: Pres. McDulin made a clarification before calling for a motion to approve the minutes. He said that only what is actually said or happens during a meeting should be recorded in the minutes, not what someone later realizes was meant to be said or done. A motion to approve the minutes of the June 13, 2015 Saturday meeting as published in the July Newsletter was then made by Purdin and seconded by McDulin. A yea/nay hand vote was taken and the motion passed unanimously.

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

Operating funds

- Total income for June was \$103,794.00.
- During this first month of summer camping fees produced 25% of the total monthly income and recreation center fees accounted for nearly 17%. That is 42% of the total June income. Halfway through 2015 over 70% of the budgeted income has been realized.
- Non-labor expenses for the month included the planned expenses of \$9500.00 for the annual accounting audit and \$16,194.00 in property taxes. The new sign at U.S. Rt. 62 was completed and erected at a cost of \$1200.00.
- The operating fund balance at the end of June was \$484,249.00.

Allocated Assessment Funds

- Income from allocated operating assessments in June was \$11,689.00.
- In June a new security vehicle was purchased from road assessment funds at a cost of \$33,907.00. A total of \$3725.00 was used from the newly created general capital improvement fund to replace picnic tables in the pool area and to make state required upgrades to the indoor pool and spa.
- The balance of all allocated assessment accounts at the end of June was \$362,377.00.

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

Total cash on hand at the end of June was \$1,377,510.00.

Manager's Report (Mgr. Cahall):

- Cahall reported on the status of the sirens at the Marina and at Geronimo. He has talked with Beth Nevel, Emergency Mgt. Director for Brown Co., to determine what needs to be done to make both sirens operational. Nevel contacted Mobil-Com and requested that the signals from the Communications Center to the sirens be checked.
- Cahall reported that he has met with the engineer responsible for engineering the Campground upgrades and a representative from Duke Energy. Cahall noted, "There were no surprises after the 'walk-through'

of the Campground. Nothing will cost more than we expected and nothing will cost less.” Bids will be ready to go out the end of July or in early August.

- The dredging of Marina Cove is finished. As soon as the weather permits the equipment (which is mostly metal, very heavy and susceptible to winds) will be moved out to the main part of the Lake and into the Red Cloud to begin dredging there.

McDulin then reported on several items discussed during the workshop meeting held earlier this morning:

- The Trustees discussed what constitutes conjoined lots since there have been several different opinions expressed in the past. It was decided that if a garage is attached to a house and sits over the property line between two lots, they become conjoined lots and the homeowner does not pay an additional lot fee.
- In spite of the rainy weather all of the areas that are to be mowed within Lake Waynoka by the WPOA have been mowed once and the mowers are halfway through the process a second time.
- Cahall continues to do lot inspections in an attempt to keep all properties ‘up to code’. Letters have been sent to property owners who have boats without current stickers.

Cahall then shared a report prepared by Gina Dash, Events and Marketing Director. He reviewed several of the events which have been held since the last meeting and shared others that will be held in the near future, such as a community outreach program presented by Ohio Valley Manor. Many of the events and activities of the Lake Waynoka community are ‘advertised’ on Facebook. If a property owner does not have a Facebook account all he/she needs to do is go to www.lakewaynoka.com and click on the Facebook link at the bottom of the homepage. Cahall noted that more photos and stories about Lake Waynoka are appearing in the local newspapers. A story featuring the purchase of the new SUV cruiser and the security department at the Lake will be shared soon.

McDulin continued reporting on items discussed during the workshop meeting:

- Cahall has been seeking bids for a new patrol boat and motor. It is anticipated that he will be able to ‘get a good deal’ on a Bentley pontoon with a 50 hp motor.
- One bid has been received for tar and chip road repair of about five miles of roads this summer. Hopefully, a second bid will be obtained this week. Not many contractors are willing to offer bids for this type of road repair.
- The best of three bids has been accepted and the contractor will resurface the adult pool after Labor Day. The surface that will be applied is diamond-brite which is the same surface used on the pools at Great Wolf Lodge.
- McDulin asked Cahall to share the back gate project the Trustees are considering. Cahall and others have met with a representative of a company which would provide RFID (radio frequency identification) tags and the wireless system which would read the tags on the vehicle windshields of property owners to allow entry and exit from Lake Waynoka without human involvement. Cahall noted, “Such a system would stop the current ‘back-ups’, but not give up security! Also if the Internet goes down, this system does not go down.” The cost of this future project would be \$50K - \$60K at present costs.

Security Report (Chief Gordon Ellis):

- Ellis shared that the new cruiser is in the parking lot for any interested property owners to inspect. (Cahall had noted earlier that it is large enough to not only serve any security person, but to also carry the equipment of those officers who are also EMTs.) Ellis shared, “This vehicle is a good reflection of our community when it is driven around the County. I appreciate everyone’s efforts.”
- Ellis reported in the month of June an increase in two different areas: vandalism of mailboxes, specifically, on sections of Waynoka Dr. and calls for ‘quality of life’ such as noise complaints. Ellis

requested that property owners report any activity that they observe, especially during the evenings, which may be related to the vandalism issue.

- Ellis reported that any problems during the 4th of July weekend as well as during the Marina Days and the Day at the Beach were fairly small, even with the increased numbers of people at the Lake. He stated, “People were well behaved. The citizens make this community worthwhile. I am pleased to be here.” Ellis noted that there was a vehicle accident with injuries during the 4th of July weekend.
- When questioned Ellis shared that there is a small male bear which has been sighted several times in Lake Waynoka. It came from Highland Co. and is being tracked by the ODNR (Ohio Dept. of Natural Resources). The bear doesn’t like noise and avoids people.
- Chief Ellis shared that eighty plus letters have been sent regarding boats without current stickers. He noted that removing abandoned/unwanted boats from properties is an on-going process which is work intensive due to the many laws and regulations that must be followed.

Events/Marketing Report (Mgr. Cahall): See above.

Other Reports:

Long Range Planning (Dick Bankes): Bankes described the content of the survey information that will be published in the releases for the August and September newsletters. The entire report summarizing the information from the surveys is available on line as well as in hard copy at the Office. Bankes requested that anyone interested in volunteering to be a part of this committee to please contact him (937-446-2116).

Lake Advisory (Prescilla Redick): The Committee met with Manager Cahall and reviewed the progress that is being made to correct safety concerns which the Committee recommended be addressed. Many issues were discussed and, overall, the meeting was very productive.

Building (Tony Tatman): Tatman reported that four permits had been issued since his last report. Year to date 31 permits have been issued compared to 38 in 2014. Last year eight permits for new home construction were issued. So far this year seven new home permits have been issued. Tatman anticipates that at least three more new home permits will be requested some time in 2015. Tatman asked that the issue related to concrete patios, driveways, etc. be added to the August workshop agenda.

Rules and Regulations (McDulin): The Committee is now ready to begin preparing the presentation of the new rules and regulations document for the WPOA Board. The presentation will be made. The Trustees will be given time to review and ask questions about the rules and regulations. Then a vote will be taken by the Trustees to approve the document.

Campground (Walt Robinson):

- Robinson shared that last week’s Campground meeting was well attended (29 people participated).
- The weather cleared and 41 kids participated in the bike parade in the Campground on the 4th of July.
- Robinson believes that the campers are ‘pretty receptive’ to the electrical upgrades being discussed.
- Robinson noted that the ‘curfew’ on noise in the Campground is 11 pm, unless there is a special event, and that excessive noise issues will be addressed during daytime hours if necessary.
- Robinson shared several of the events being planned for the Campground – corn hole on Saturday, July 18th at 4 pm; a chili contest on Saturday, September 5th; and the Halloween Trick or Treat Night and the Haunted House scheduled for October 17th. Please remember VOLUNTEERS ARE NEEDED. THE WORK STARTS NOW.
- Robinson encouraged all property owners interested in storing boats over the winter in the campground lot to contact Leslie Piatt, Campground Manager. The cost is \$100 for storage from November 1st until April 1st.
- A contest for the kids to name the streets in the Campground is being held. All entries should be submitted to Robinson or Mgr. Piatt by August 1st.

Civic Club (Tony Tatman): The next meeting of the Civic Club will be a pontoon party on July 28th at 6 pm in Tatman's cove behind 274 Waynoka Dr. Work has begun on the 2016 calendar. Event information as well any info about possible advertisers should be submitted to Tatman or Tom Wyatt by August 1st. Tatman encouraged everyone to attend Waynoka Day.

Water Sports Club (Vern Taylor):

- Taylor thanked those who worked in the beer booth during the Marina Days as well as those who ordered a beer.
- Taylor then reviewed the 'huge' success of a Day at the Beach on Saturday, June 27th. He extended thanks to Charlie Beard, Tom Glasscock and Mark Day for organizing the 5K run/walk in which 90 runners and walkers participated. He also thanked Steve and Ann Meese for coordinating the appearance of the Dragon boats. He thanked Walt Robinson for managing the corn hole tournament and Joanne Edwards and the Art Club for providing the sand art for the kids. There were nine cardboard bots in the Regatta and at least 150 spectators for this event. It was a very successful day!
- The annual Poker Run is the first Saturday of August. The cost is \$25 per hand if registered on Waynoka Day; \$30 per hand for pre-registration; \$35 per hand if registered on that day; and \$20 per person not playing poker. The stops where poker cards will be drawn are being provided by Larry and Connie Armstrong, Matt Heller, Vernon Taylor, Joe and Elaine Bolte, Brad and Cathy Mays and Ken Hackett. All of the stops, as well as many of the boats, will be decorated with a variety of themes.
- Taylor's last comment about the umbrellas over the tables at the Beach looking awesome was recognized with applause. Taylor noted that the \$8400 cost of this project can only be paid because everyone supports the events of the Club. He said, "I appreciate the support of the Club which allows us to give back to the community."
- Steve Johnson then reported that the Board had approved the schedule of practice times *for multiple skiers* to prepare for the Labor Day weekend ski show. These times are Tuesday and Thursday evenings from 6 pm until the dam lights come on; Saturday and Sunday mornings from 7am to 10 am; and Sunday evenings from 6 pm until the dam lights come on. Security has a list of the boats participating in these practices.

Chapel (Rev. Talley): Rev. Talley thanked everyone who offered prayers and support for his family since his step-father passed. He shared the success of the VBS for middle schoolers. He highlighted the events of this weekend and noted that the excursion to the Renfro Valley is Sat., July 25th (\$50 cost per person) and the one to the Creation Museum is Sat., Aug. 1st. You may contact Pastor Talley for additional information. The Sunday evening Bible studies are at 6:30 pm and everyone is welcome to attend.

Valerie Bullock, one of the coordinators for the collection of non-perishable items and canned goods for the Agape Food Pantry in Sardinia, shared the list of food items that are being requested for the present needs. 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-six members! The Club sold food during Marina Days and made \$1172 for the Fireworks Fund. 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 August 21st the Squaws will hold their annual picnic for the veterans from the Georgetown VA Home. All veterans who are property owners at the Lake are also invited to this event in recognition of their service. The Craft Show is October 10th. Kathy Farrell will be in charge of the Squaws' craft table and Valerie Bullock will organize the vendors. The fireworks display will be Saturday, September 5th with a rain date of Sunday, September 6th. The Club is looking for ideas of ways to spend the money they have earned to benefit our community 'in a meaningful way'. A list of ideas has been requested from the Manager. If any property owner has an idea to suggest please contact Borgman or one of the Shawnee Squaws.

Art Club (Joanne Edwards): Edwards thanked Sandy Beard for doing the sand art kits during A Day at the Beach as well as those members who helped the kids during this very successful activity. The Art Club's next

meeting will be Monday, September 14th at 6:30 pm in the Lodge. There will be two ‘Uncorked on Canvas’ events this coming year: November 14th and some time in March of 2016.

Lake Committee (Prescilla Redick): The next tournament is on Wednesday, July 15th. The all night tournament will be July 25th. The Committee will be selling pork tenderloin sandwiches and fries on Waynoka Day.

Lions Club (Paul Geiger): The Lions Club which meets on the 1st and 3rd Tuesdays of each month at 6:30 pm in at the Lodge is looking for new members. Bingo is played twice a month on the 1st and 3rd Saturday evenings at 7 pm in the Lodge. The Lions Club will also set up the tables for Bingo during Waynoka Day inside the Lodge ‘in the cool and out of the rain’.

Unfinished Business:

- McDulin explained that legal counsel for the OLCA has advised that all electronic recordings of meetings be destroyed once the minutes of those meetings have been approved by the Board. The approved minutes of a WPOA meeting are considered to be the only legal record of that meeting. Legal counsel stated, “Electronic recordings serve no useful purpose for anything, but an argument.” Motion #248 was then made, seconded and passed. (*See Motions and Regulations below for further details.*)
- McDulin reported that during Cahall’s meeting with Beth Nevel he was told that there are no block grants available for sirens and that Lake Waynoka would never be eligible because only municipalities may receive monies from these grants. She also stated that Brown County, as a municipality, is responsible for the sirens which were purchased for Lake Waynoka in 2001 at a cost of \$108K with a federal grant. The decision to place the sirens in Lake Waynoka was based upon Mgr. O’Farrell agreement that the WPOA would maintain the sirens. McDulin stated, “To maintain them does not mean to repair them, replace them, replenish them, renovate them... that is not maintain. To repair is not to maintain.” McDulin noted that there are no private entities, only municipalities, which take responsibility for sirens throughout the state of Ohio. As taxpayers the property owners of Lake Waynoka should receive this service from Brown County. He urged everyone to contact their township trustees and the Brown County commissioners and insist that they take responsibility for this service because taxes are collected from Lake Waynoka residents to cover these costs. Brown County originally covered these expenses until recently when they told the WPOA that the County no longer had no monies to do so. The WPOA doesn’t have the monies either and the Board believes that Brown County and the townships are responsible for the operation of the sirens in Lake Waynoka.

New Business: Purdin, as historian of Lake Waynoka, shared that she is beginning the process of compiling, in an organized manner, the many articles, photos, etc. about the history of Lake Waynoka that have been accumulated over the years. Louie Mays will be assisting her.

Motions and Resolutions: **Motion #248** was made by John McDulin and seconded by Vern Taylor to approve that no later than thirty days after the month meeting minutes of the WPOA have been amended and approved, all electronic recordings of that meeting shall be destroyed. A roll call vote was taken. The motion passed with seven yea votes and one nay vote (Meyer).

Membership Concerns:

*Charles Porter (Lot #2047): Porter shared his concerns about the collections of back assessment fees, water assessments, and so on when properties are sold by the WPOA. Cahall described several possible situations that Porter might be referring to, but could not answer Porter’s concerns without having more specific details.

*Mike Woods (Lot #273): Woods shared that he was having difficulty selling his lots and suggested that the WPOA should have realtors advertise its available lots and sell them. Cahall noted that the WPOA doesn’t advertise its lots and that any realtor may sell a WPOA lot if a buyer is interested in purchasing one. Woods then shared several of the twenty items of concern on his list. McDulin encouraged Cahall and Woods, and they agreed, to meet later in the day to discuss Woods’ concerns.

*Nancy Nadaud (Lot #691): Nadaud commented on “how nice the umbrellas look at the Beach”. She thanked the Ski Club for taking on this expensive project.

*Ash Patel (Lot #370): Patel also shared his appreciation for the new umbrellas at the Beach. He then suggested that, following the Pledge at each meeting, Pres. McDulin remind everyone to turn off cell phones.

*William John (Lot #2877): John noted that he has had several meetings with Beth Nevel, Brown County’s Emergency Mgt. Director. From those discussions he believes he learned why funding is not available and intends to continue with his efforts to pursue funding to cover the cost of the operation of the sirens for not only Lake Waynoka, but other area municipalities.

*Valerie Bullock (Lot #2304): Bullock believes that a petition should be created and signed by as many property owners as possible to show that there is great concern about the siren issue. McDulin agreed and also stated that phone calls and letters to the township trustees and county commissioners as well as attendance at their meetings would let them know that the taxpayers at Lake Waynoka want to ‘get something for the taxes they pay’.

*Doris Kitchen (Lot #2844): Kitchen shared that a national TV company will be in Lake Waynoka July 23rd through July 26th to film the community. Lake Waynoka was one of three lake communities from across the nation to be considered for this project.

*Debbie John (Lot #2877): John shared how upset she was about the way the Board is handling the repair of the sirens. McDulin responded, “If we keep paying to repair the sirens Brown County and the townships will never accept the responsibility that is theirs.” A discussion of many ideas and thoughts then took place. Cahall shared that the replacement of the radio board may not correct the problems with the siren at Geronimo which means there could be further costs to correct the issue. Trustee Holt suggested that attendance at only one or two township meetings may not get the results desired. It may be necessary to attend many meetings as was done by several people to get cooperation in creating the fire sub-station. Trustee Meese shared that emergency weather radios, can be purchased for as little as \$15 and are quite accurate. McDulin shared that there are phone apps which report the weather wherever the phone’s user is. He also noted that there are major cities (Cleveland, Dayton, Elyria and others) that have discontinued using sirens because they are too expensive to keep operational and are ineffective.

*Kathy Sewall (Lot #4015): Sewall had signed in to speak, but sat down. When asked she stated that what she had planned to say had already been said. The sirens are old technology and are sounded for people outdoors to hear, not for residents inside their homes who usually cannot hear the sirens. The new technology of phone apps and emergency weather radios is what can be used in place of sirens.

It was announced that a citation review meeting would be held immediately following this meeting. The review meeting will be followed by a special meeting to discuss the real estate dispute presented at the June 13th meeting.

Adjournment: A motion to adjourn the meeting was made by Purdin and seconded by Taylor. The motion passed unanimously and the meeting adjourned at 11:48 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary