

## Waynoka Property Owners Association

1 Waynoka Dr.  
Lake Waynoka, OH 45171  
937-446-3232                      937-446-3330

### WPOA Board of Trustees Meeting – Saturday, August 8, 2015

President John McDulin called the meeting to order at 10:00 a.m. McDulin asked that the family of Stella Jordan, one of Lake Waynoka's original residents who passed away this week, be kept in thoughts and prayer.

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

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

*Absent:* Holt (ex.)

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

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

##### *Operating funds*

- Total income for July was \$108,509.00. This total represents a 12% increase over the same month last year.
- A highlight of the above performance was that lounge income was up nearly 60% over the 2014 July income. This was a new all-time high monthly income figure for this amenity.
- Non-labor expenses for the month included the purchase of a new lake patrol boat at a cost of \$16,744, the addition of two network servers and appropriate software licenses for \$4791, and the purchases of a new pizza oven for \$4400 and a new tiller to maintain the Beach for \$2000.
- The operating fund balance at the end of July was \$368,658.00. This is an improvement of \$48,607 over last year at this time.

##### *Allocated Assessment Funds*

- Income from allocated operating assessments in July was \$12,887.00, against no significant expenditures.
- The balance of all allocated assessment accounts at the end of July was \$368,174.00.

*Investments* – Investment reserves at the end of July totaled \$531,083.00.

*Total cash on hand at the end of June was \$1,267,915.00.*

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

- Cahall has created a list of possible winter projects for the Board to consider. It is necessary to plan this far ahead so that materials, contractors, etc. can be obtained.
- **Cahall clarified that IN CASE OF A REAL/ACTUAL EMERGENCY (fire, break-in, health issue, accident, etc.) PROPERTY OWNERS SHOULD CALL 911 (not Security). The 911 Call Center dispatcher wants to talk to those involved in the emergency. Security will automatically be contacted by the 911 Call Center personnel.**
- **Cahall also clarified that BYOB (bring your own bottle/booze or alcoholic beverage) is not allowed in the Lodge UNLESS approved for a specific event by the WPOA Board of Trustees. BYOB is NOT automatically granted because an event is held in this facility.**

- The filming in Lake Waynoka by HGTV went very well. Doris Kitchen will share comments later in the meeting.
- Cahall reported on the status of the sirens at the Marina and at Geronimo. The WPOA approved the expenditure of \$958 to replace a card in the mother board of the siren at Geronimo. Both sirens function if activated from their locations. HOWEVER, when the monthly test was done on the first Wednesday of August neither siren sounded! The Communications Center personnel have contacted MobilCom as the problems appear to be their problems, not the WPOA's.
- The engineer responsible for engineering the Campground upgrades will send out bids in September.
- During the workshop meeting the Board reviewed several lot line issues for the Building Committee.
- Cahall will begin doing shoreline inspections this month. Letters will be sent to property owners who have shorelines that are inadequately protected requesting that the necessary improvements be made.
- Dredging has begun at Red Cloud. The transfer of silt has decreased from 12 loads a day to about 7 loads because of the distance the material needs to be transported from Red Cloud to the exit from the Lake. The staff is looking for more efficient locations to exit the Lake with the silt.
- The Board and staff continue to research the logistics of improving 'entrance and exit' at the back gate as well as funding possibilities for this project.
- The new patrol boat is now equipped with lights and a siren. The new boat operates more efficiently using about 75% less fuel than the old boat did!
- A contract for the chip and tar resurfacing of several roads in Lake Waynoka has been signed. The work will be done in September. A map of the roads to be done was on the table by the information board.
- A contract for the resurfacing of the adult pool has been signed and will be done in mid-September.
- The Board approved two building variances during the workshop meeting.
- Cahall shared that Waynoka Day was a huge success! A total of about \$750 in \$3 passes was collected for entrance into the swimming pools! The lounge was shoulder to shoulder all afternoon! The marketing of the event in the newspapers and radio and on Facebook, and on road signs and the website, obviously, all made a difference.

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 on August 27<sup>th</sup> from 1-2 pm, the last adult swim on August 21<sup>st</sup>, the Ski Show and Fireworks on September 5<sup>th</sup> and the return of Michael Wayne Stacy for Music on the Green on September 6<sup>th</sup>. He advised everyone that there are several places to check for the details: the website, the double page calendar in the Waynoka Newsletter, Facebook and the local newspapers.

Betty Purdin noted that donations are still needed to cover the costs of her fireworks.

McDulin then shared a couple of additional items discussed during the workshop meeting held earlier this morning:

- The fireworks will be on the dam again this year. Therefore the road will be closed about three hours and all traffic will need to travel to the east to get around the Lake.
- The Board discussed a motion related to a fine schedule for those property owners who do not obtain a permit prior to having work done on their homes and/or properties. The motion will be voted upon later.

#### **Security Report (Chief Gordon Ellis):**

- Ellis noted that there will also be a 'buffer security zone' at the dam while the fireworks are being displayed. No boats will be allowed in this area.
- Ellis reported that in July there was an elevation in the 'quality of life' calls (noise complaints, etc.) consistent with the increase in summer population.

- More vandalism of mailboxes, specifically, in the 500 to 600 portion of Waynoka Dr. occurred on a Thursday evening in July. Ellis requested that property owners report any activity that they observe, especially during the evenings, which may be related to the vandalism issue.
- During July there was one auto accident with injury and one minor boating accident.
- The Poker Run went well as far as security issues were concerned.
- After a question about who to call first in case of an emergency it was stressed that 911 should always be called first, especially when the emergency is health related. Security as well as an EMS squad and/or fire equipment will be dispatched. Twice last month Lake Waynoka EMS trained security personnel provided emergency medical services prior to the arrival of an EMS squad.
- Cahall will make sure that the employees of the Rec Center, Lodge and Lounge are aware of the proper procedure to use when an emergency occurs.

Pres. McDulin asked Chief Ellis to share “the word on the street”: Following Katrina the Dept. of Defense created a position titled Dual Status Commander. This person will be in charge of all military forces assigned simultaneously to support a Katrina-like event. (Such a position was not in place during Katrina which caused many issues.) General Ellis has received the assignment to be the Dual Status Commander of the National Guard and regular Army forces assigned to support the Republican National Convention in Cleveland next July.

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

#### **Other Reports:**

**Long Range Planning** (Charles Beard): Beard reported that the fourth edition of survey results will be in the September newsletter. The Board has received the Committee’s summary of the survey and its recommendations. The Board and the Long Range Planning Committee will meet during a special meeting to discuss these documents.

**Lake Advisory** (Prescilla Redick): The Committee continues to review the progress that is being made to correct safety concerns which the Committee recommended that the WPOA address.

**Building** (Tony Tatman): Tatman reported that nine permits had been issued since his last report. Year to date 40 permits have been issued compared to 46 in 2014. So far this year eight new home permits have been issued which is the total number issued in 2014.

**Rules and Regulations** (McDulin): The Committee is ready to give a presentation of the new rules and regulations document to the WPOA Board. A special meeting to discuss both the new rules and regulations document and the survey summary and recommendations will be scheduled soon.

**Nominations** (Steve Rish): Elections Inspector Rish shared that applications for three positions on the WPOA Board of Trustees in the upcoming election are now available at the Office. The deadline for submission of the applications is Friday, October 2, 2015 by 4 pm. Rish gave Pres. McDulin a copy of the 2015 Election Timetable which outlines deadlines for the various steps in the election procedure.

Rish then reviewed the promise that all WPOA Trustees agree to uphold: “I promise to abide by the restrictive covenants, rules and regulations established for the Waynoka Property Owners Association. I promise to keep in mind, as far as is possible, the best interest of the entire membership at all times.”

Rish invited all property owners to attend a ‘Meet and Greet’ following the WPOA meeting on Saturday, November 14<sup>th</sup>. During this meeting each candidate will introduce him/herself and share his/her qualifications and reasons for seeking the position of Trustee on either the WRWSD or the WPOA Board.

Pres. McDulin asked Doris Kitchen to share the experience of having HGTV film the Lake Waynoka community. Kitchen first expressed that she was ‘so proud of this community’ for being chosen as the one lake community from the entire country to be filmed. The HGTV crew included seven people from New York who brought 28 pieces of equipment luggage with them. The filming was done in four days of fourteen hours each.

Kitchen thanked McDulin and Cahall for ‘making sure everything looked terrific’! She also extended a thank you to Steve Johnson and Gary Blackburn and his son for retrieving the camera of the cameraman who tipped his kayak and dropped his camera in the Lake! The segment will be aired in October or November. Cahall was given permission to share the filming during the OLCA (Ohio Lake Communities Assn.) meeting in September.

**Campground** (Tom Koch):

- Koch shared that last week’s Campground meeting was attended by 19 people. He is encouraging more participation in these meetings. Koch thanked VP Redick for taking minutes during the meeting.
- Koch shared several of the events being planned for the Campground – corn hole on Saturday, August 15<sup>th</sup>; a chili contest on Saturday, September 5<sup>th</sup>; and the Halloween Trick or Treat Night and the Haunted House scheduled for October 17<sup>th</sup>. Please remember **VOLUNTEERS ARE NEEDED. THE WORK STARTS NOW.** Candy donations are welcome. All property owners are invited to these events.
- All campers were reminded **NOT** to burn garbage in their fire pits.

**Civic Club** (Tony Tatman): Tatman thanked everyone for making Waynoka Day very successful this year. He shared that the presence of Russellville Fire Department’s equipment and volunteers the entire day was greatly appreciated. Work has begun on the 2016 calendar and it will be available in mid-October. The last of the 2015 calendars (40-50) can be purchased for a dollar each!

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

- There were 440 participants in the annual Poker Run on August 1st. Taylor shared the themes of the six stops provided by Larry and Connie Armstrong, Matt Heller, Vernon Taylor, Joe and Elaine Bolte, Brad and Cathy Mays and Ken Hackett. His thanks to them was received with a round of applause. He also shared the themes of the winning boats as well as the names of those who had the top five poker hands.
- Taylor reminded everyone that the Annual Ski Show will be September 5<sup>th</sup>. There will also be a DJ at the Beach from noon until after the fireworks. Contact Steve Johnson if interested in being involved ‘behind the scenes’ of the Ski Show.
- The Water Sports Club is planning to honor all veterans at the Lounge again this year on Veterans Day.

**Chapel** (Rev. Talley):

- Rev. Talley shared the following statement: Many of you have already heard about some things happening back at the Chapel. I want to inform you that there is a ‘bank irregularity’ resulting in an appointment of an internal auditing committee. The matter is currently under review and is being handled appropriately. More will be disclosed as the evidence becomes available. We are solvent and we are not going to be shutting our doors ... as some have suggested. Just keep us in prayer as we do what needs to be done. And, rest assured, the Children’s Christmas Fund is intact!
- Rev. Talley invited everyone to the monthly fellowship dinner with music which is always the second Sunday of each month as well as the trip to the Creation Museum rescheduled for Saturday, August 29<sup>th</sup> and the excursion to Renfro Valley rescheduled for Saturday, September 19<sup>th</sup>.

**Shawnee Squaws** (Margi Borgman): On August 21<sup>st</sup> 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 10<sup>th</sup>.

**Art Club** (Joanne Edwards): Edwards reminded everyone that the next meeting of the Art Club will be Monday, September 14<sup>th</sup> at 6:30 pm in the Lodge. The next ‘Uncorked on Canvas’ event will be November 14<sup>th</sup>. Tickets will be available during the next WPOA meeting.

**Lake Committee** (Prescilla Redick): The next tournament is on Wednesday, August 19th. There are six fishermen in close competition for ‘Angler of the Year’. Redick thanked all of the clubs, the participants and the community for supporting the Lake Committee during this year’s Waynoka Day which was one of the best for the Committee in many years! Waynoka Day is its major fundraiser to provide monies to support its work.

**Lions Club:** The Lake Waynoka Lions Club has disbanded ‘due to a lack of interest’. Pres. McDulin noted, “The Club has done a lot for the community and to hear that they have disbanded is disheartening.”

### **Unfinished Business:**

- Trustee Kirk asked, “When will the membership see copies (*of the rules and regulations for review*)?” Pres. McDulin responded, “It will depend largely on the presentation meeting and any updates, deletions or whatever the Board may request. The Board will need to agree (*on the document*) before it is given to the membership. And once there is agreement the Board will determine how it will be presented to the membership.”
- McDulin explained the reasons why the Board has written a new motion regarding a fine schedule for those property owners who do not obtain a permit prior to having work done on their homes and/or properties. After discussion clarified that the homeowner is responsible for obtaining permits in Lake Waynoka Motion #249 was then made, seconded and passed. (*See Motions and Regulations below for further details.*) McDulin also shared that the WPOA needs to work on its procedures to get permits issued in a timely manner.

**New Business:** Prayers were requested for Trustee Holt, his wife and their family as Debbie, Todd’s wife, will be in the hospital for five to ten days.

**Motions and Resolutions:** **Motion #249** was made by Betty Purdin and seconded by Eric Kirk. Motion #249 states: If construction is started on any project requiring a WPOA permit and the appropriate permit has not been applied for and approved, a citation will be issued and a \$100 fine will be imposed on the property owner. If construction continues on the project prior to the approval of the appropriate WPOA permit, then an additional fine of \$100 will be imposed on the property owner for every day someone works on the project, until the appropriate WPOA permit is approved.” A roll call vote was taken. The motion passed with eight yea votes.

### **Membership Concerns:**

\*Charles Beard (Lot #405): Beard announced that the Water Sports Club recently awarded three \$500 scholarships to Eastern High School track students who are going on to further their educations. The monies were the proceeds from the 5K run during A Day at the Beach at the end of June.

\*Donna Wyatt (Lot #3194): Wyatt shared her concern about the fluctuating temperatures and humidity levels in the workout room at Rec Center. McDulin explained how the staff is attempting to keep the temperature and humidity at comfortable levels and that this is an issue that will continue to need attention.

Wyatt also shared that she believes that federal law requires all pools have a lift for disabled persons. Cahall responded that since Lake Waynoka’s pool is a private pool and not a public one this law does not apply.

\*Elaine Jenkins (Lot #2188): Jenkins shared her concern about how Security responded to a fire at her home on July 16<sup>th</sup>. Mgr. Cahall noted that he had discussed this with Jenkins prior to today’s meeting. In response to her concerns, Cahall stated that he had requested that Chief Ellis investigate the matter. Chief Ellis then assured Jenkins that a thorough investigation will be done as “there are discrepancies between the way it was described and the response”. Ellis encouraged any property owner who may have an issue with Security or an officer to file a complaint so that the matter can be investigated.

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

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary