

Waynoka Property Owners Association

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

WPOA Board of Trustees Meeting – Saturday, September 12, 2015

President John McDulin called the meeting to order at 10:00 a.m. McDulin asked that the family of Greg Piatt, a WPOA employee, who recently passed way, be kept in thoughts and prayer.

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

Roll Call: *Present:* Holt, Johnson, Kirk, McDulin, Meese, Meyer, Purdin, Redick, Taylor & Mgr. Cahall
Absent: none

Minutes: A motion to approve the minutes of the August 8, 2015 Saturday meeting as published in the September 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 August 31st, 2015 (Vern Taylor):

Operating funds

- Total operating income for August was \$88,530.00. The year to date income (through August) is up 5.5% (\$79K). The increased income comes from dues (\$42K), lounge income (\$20K) and camping fees (\$11K).
- The August operating expense was \$250,435.00 and did not include any notable large expenditures.
- The operating fund balance at the end of August was \$315,295.00. This is an improvement of \$60,547 over last year at this time.

Allocated Assessment Funds

- Income from allocated operating assessments in August was \$11,030.00, against no significant expenditures.
- The balance of all allocated assessment accounts at the end of August was \$375,564.00.

Investments – Investment reserves at the end of August totaled \$375,564.00.

Total cash on hand at the end of August was \$1,222,005.00.

The property owner who asked how much of the increased income for 2015 came from the dues increase this year was referred to the Office to get the information requested.

Manager's Report (Mgr. Cahall):

- Cahall noted that work on the 2016 WPOA budget will begin on Monday.
- The winter projects which the Board and the Mgr. are proposing the Maintenance Staff do are now being reviewed and prioritized.
- Cahall gave an update on the sirens. MobilCom determined that the problem with the siren at Geronimo originated at the 911 Call Center. Corrections were made and the Geronimo siren did test correctly during the September monthly check. However, the siren at the Beach did not because the batteries were dead. The batteries were recharged and hopefully the siren will sound during the October monthly check. If not, MobilCom believes the radio card (cost \$968) will, most likely, need replacement. Cahall will contact Franklin Township to request help with this cost.

- The engineer responsible for engineering the Campground upgrades has delivered the bid packages for review. The contractors meeting will be held on September 24th and the deadline for submission of bids is October 6th. Cahall is working on the financing of this project.
- Cahall did shoreline inspections from the water over the last month. Letters were sent to property owners who have shorelines that are inadequately protected requesting that the necessary improvements be made. If a property owner has questions about the request received, please contact Mgr. Cahall to discuss their shoreline. Determining which property owner is responsible for an unprotected shoreline is difficult sometimes. The lake is being lowered to allow time for this work. No fines are being levied at this time. Re-inspections will be done in the spring.
- Dredging is at a stand-still. The motor on the push boat 'blew up' and was replaced. Then the track hoe or dredger stopped dredging. So the staff is waiting for that equipment to be repaired.
- 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 road work began last week and should be completed this coming week.
- The adult pool will be drained on Monday and the resurfacing will begin on Wednesday.
- The fall meeting of the Ohio Lake Communities Assn. is September 30th and October 1st at Lake Lorelei. Any property owner interested in attending should pick up an application at the Office.
- On November 1st the valve to the main lake will be opened to begin the discharge of the effluent from the lagoon. (The ratio of water to effluent is 10 to 1.) Once the effluent is discharged the lowering of the lake will continue to allow WPOA staff and property owners to do dock and shoreline work.

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

- A property owner shared an issue he was having with his neighbor over a dock. They were able to reach a compromise.
- The Board acted on a couple of building variances.
- The Long Range Planning Committee presented the Board with suggestions for several long term projects. The Board is merely 'thinking about these projects' as no financing or details have been determined yet.

Security Report (Chief Gordon Ellis):

- Ellis reported that the increase in activity in August was consistent with the increase in population during the summer months.
- Several arrests were made during August: two for unauthorized use of a motor vehicle, one arrest for domestic violence and one arrest resulting from a report of drug activity in the Campground.
- Even with the increased population and traffic there was only one traffic accident in August.

Events/Marketing Report (Gina Dash):

- Dash shared a review of several events over the last month including the Veterans Picnic sponsored by the Shawnee Squaws; the Labor Day weekend music and Ski Show hosted by the Water Sports Club; the Labor Day weekend Fireworks sponsored by the Shawnee Squaws with donations from many sources including the sale of aluminum cans; another evening of Music on the Green with Michael Wayne Stacy; the last adult swim of the season with the best attendance of the three; and the benefit for Greg Piatt which raised monies to help defray medical expenses for his family.
- Dash then highlighted some of the upcoming activities and events including new evening classes at the Rec Center (water aerobics and a cardio-fit aerobic workout); the many activities at the Lounge (now managed by Laura McDowell) including an evening of Halloween fun on the 31st of October; the presence of Lake Waynoka in the Brown County Fair Book as well as in the parade and in the Chamber

of Commerce booth; and the Benefit Dinner and Auction for the Needy Children's Christmas Fund on October 24th.

- Dash encouraged everyone to go to one of the many places that are available for more details: the website (www.lakewaynoka.com), Facebook, the local newspapers, the newsletter with its calendar, and the events board at the Lodge. TEAM = Together Everyone Achieves More!

Chief Matt Neu of the Russellville Fire Dept. announced that the new ISO rating of 6 for Lake Waynoka property owners will be officially posted on the ISO website on October 1st. Neu provided the Mgr. with copies of information which property owners may need to inform their insurance agents of this change. It is important that insurance agents be given the address of the fire station in Ashridge, not Russellville. Copies will be available at the Office. Trustee Purdin thanked Chief Neu and his department for their participation during the Fireworks on Labor Day weekend.

Other Reports:

Long Range Planning (Dick Bankes): The Committee met with the Board to review the Committee's summary of the survey and its recommendations. The next step is to create a budgetary considerations review report for possible long range projects. The Committee will be working on a new long range plan with new objectives for the WPOA.

Lake Advisory (Prescilla Redick): The Committee continues to review the progress that is being made to correct safety concerns which the Committee recommended the WPOA address. McDulin requested that a list of completed items be kept for the Committee and noted that the Committee did 'a super job' compiling the information needed to correct these safety issues.

Building (Tony Tatman): Tatman reported that the Committee was not busy until five permits were received on Wednesday. Year to date 46 permits have been issued compared to 57 in 2014. An influx of dock permits are expected with the upcoming lowering of the lake. Tatman shared details of the procedures followed once a permit is requested. The average time from submission to approval of a permit is usually within ten days.

Rules and Regulations (McDulin): The Committee met with the WPOA Board to discuss the new rules and regulations document. Several recommendations and changes were suggested for the Committee to investigate. The document will also need a 'legal' review.

Nominations (Steve Rish): Elections Inspector Rish shared that applications for three positions on the WPOA Board of Trustees as well as two positions on the WRWSD 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.

Campground (Walt Robinson):

- Robinson shared that last week's Campground meeting was attended by 28 people.
- The road signs are still a concern. The entries from the street naming contest have been received and a committee will determine the best entry soon.
- Robinson shared several of the events being planned for the Campground – a chili cook-off and corn hole are on Saturday, September 19th and the Halloween Trick or Treat Night and the Haunted House are scheduled for October 17th. Please remember VOLUNTEERS ARE NEEDED. The set-up of the haunted house will begin on Thursday, October 15th. Contact Robinson at 513-290-6892 or Campground Manager, Leslie Piatt at the Office to help. Candy donations are welcome. All property owners are invited to these events. The Halloween activities are "closed gate" so all participants will need to be residents or guests of property owners.
- Robinson thanked Trustee Purdin and the Shawnee Squaws for the Fireworks display which was enjoyed by many of the campers this year.
- Robinson reminded the property owners that boat storage is available just outside the Campground for \$100 a boat and trailer from November 1 until April 1. Contact Leslie Piatt at the Office.

Civic Club (Tony Tatman): The next meeting of the Civic Club is Sept 22nd in the Lodge at 7 pm. An aide from US Rep. Brad Wenstrup's office will share what is available through Wenstrup's office. The October 27th meeting at the Y Restaurant at 6 pm will be the Club's last meeting until next spring. The 2016 calendar is being printed now and will, hopefully, be available by the Craft Show. Winter clothing with the Lake Waynoka logo is available.

Water Sports Club (Vern Taylor):

- Taylor thanked everyone for their help all summer long, especially Labor Day weekend with all of the activities. He also thanked everyone who supported the events which the Water Sports Club sponsored this summer.
- The Water Sports Club will honor all veterans at the Lounge again this year on Veterans Day from 4 until 8 pm. The Club will 'pick up the tab' to show their appreciation to all veterans for their service to our country.
- Steve Johnson will teach a fall Boater Safety class in October if there are five or more participants. Please contact Johnson if interested.

Chapel (Rev. Talley):

- In regards to the financial situation and misappropriation of funds at the Lake Waynoka Chapel Rev. Talley stated, "The Chapel is solvent and in working order." The situation has been addressed and the details will be in the Sunday, September 13, 2015 issue of The Brown County Press. Talley noted that he misspoke at the last meeting stating that the Children's Christmas Fund was not affected. It was, but all monies have been replaced in the Fund.
- Rev. Talley invited everyone to the monthly fellowship dinner with music which is always the second Sunday of each month. In October Harriett Jackson Groh will be performing. Rob Hatcher is the Chapel's new music director.
- The excursion to Renfro Valley was once again rescheduled to Saturday, September 26th. There are numerous other activities and services scheduled over the next three months. The dinner and auction to raise monies for the Needy Children's Christmas Fund is October 24th. Terry Huber of T's Lakehouse Restaurant will be catering this event. Tickets are \$12 per person. Auction items are needed.
- The Chapel is in the process of applying for a Bingo license.

Shawnee Squaws (Margi Borgman):

- Pres. McDulin thanked the Shawnee Squaws for their donation of \$1000 to Security. This money will purchase a generator which will be used during power outages allowing Security to maintain communication with the property owners which is so vital to this community's safety. Two GPS units will also be purchased.
- Borgman shared that the Craft Show will be October 10th from 9 am until 4 pm. This is a major fundraiser for the group and everyone was encouraged to shop and eat so that the Squaws will have monies to "give back to Lake Waynoka".
- Betty Purdin also reported that Borgman's husband, Terry, has created "a thermometer" which will show throughout the year the fund-raising progress the Squaws make for the fireworks. Purdin also shared how much the Shawnee Squaws and she appreciate everyone's support of the fireworks expressing 'a thank you that comes from the heart'.

Art Club (Joanne Edwards): Edwards reminded everyone that the next meeting of the Art Club will be Monday, September 14th at 6:30 pm in the Lodge. The next 'Uncorked on Canvas' event will be November 14th. Tickets are now available for \$20 each. Contact Edwards at 937-446-1917 for tickets.

Lake Committee (Prescilla Redick): The next Wednesday night tournament is on Wednesday, September 16th. The Fall Bass Tournament is September 26th and the "by invitation only" Bass Classic is October 10th. The Committee is donating \$1000 toward the purchase of fish for the Lake. Mgr. Cahall at this point emphatically stated, "I am NOT proposing that we put any kind of carp in the Lake. NO... NO... NO!"

Unfinished Business: Pres. McDulin introduced Lake Waynoka resident, Terry Berry, who is running for Franklin Township Fiscal Officer in November. She shared her experience and asked for support.

New Business: none

Motions and Resolutions: none

Membership Concerns:

*Andy Bilhardt (Lot #453): Bilhardt expressed his disappointment in the property owners who retrieve newspapers from the boxes at Security every weekend. The papers are left unorganized and “a total mess”. He urged everyone to show more respect for others.

*Ash Patel (Lot #370): Patel thanked Terry Huber and Drew of T’s Lighthouse Restaurant for the significant role they played in the planning and execution of the surprise birthday party held for him. He urged everyone to eat at the restaurant during the winter months.

*Sue Eads (Lot #2864): Eads shared her concerns about the effect the dredging operation is having on her shoreline. Her property is near the location where the silt is being removed from the Lake. She believes that the constant movement of equipment in this area is causing additional silt to be deposited along her shoreline which she paid to have dredged in recent years. She asked that new exit sites for removing the silt be considered.

*Valerie Bullock (Lot #2304): *Bullock requested that the Dinner for the Needy Children’s Christmas Fund be BYOB (wine and beer only). McDulin made the motion to allow this event to be BYOB and Taylor seconded it. A yea/nay voice vote was taken and the motion passed unanimously.*

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

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary