

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, October 10, 2015

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

Trustee Purdin led 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:** The motion to approve the minutes of the September 12<sup>th</sup>, 2015, WPOA meeting was made by Purdin and seconded by Taylor. A yea/nay hand vote was taken and the motion passed unanimously.

**Nominating** (Anna Clark): Clark shared the names of the property owners (all of whom are members in good standing) who submitted timely applications for candidacy on the WRWSD and the WPOA Boards of Trustees. The two open positions on the WRWSD Board will be filled by acclamation; Charles Beard and Betty Purdin return to the Board. Five candidates – Brian Buckley, Thomas Koch, Peter Levermore, Walter Shields and Judith Yannone – will be on the ballot vying for the three open positions on the WPOA Board of Trustees.

**President's Report** (John McDulin): none

**Treasurer's Report as of September 30<sup>th</sup>, 2015** (Vern Taylor):

#### *Operating funds*

- The total September operating income was \$79,269.00.
- The year to date income of \$1,595,975.00 represents 85% of the planned income for 2015.
- The operating income for 2015 is presently \$90,895.00 or 6% higher than the income for the same period in 2014. This improvement in the total income comes from the following sources: 50% (\$45K) from dues/fee increases; 28% (\$25K) from higher lounge income; 11% (\$10K) from camping and storage fee increases; 5% (\$5K) from higher real estate sales income; and 6% (\$6K) from higher miscellaneous incomes. (All figures have been rounded.)
- The total operating expense for the month of September was \$133,685.00 and did not include any notable or unplanned expenditures.
- Year to date expense, through three quarters of 2015, is at 76% of planned spending for the year.
- The operating fund balance at the end of September was \$255,919.00 which is an improvement of \$73,565.00 over 2014 at this time.

#### *Allocated Assessment Funds*

- Income from allocated operating assessments in September was \$9,132.00
- Of the \$3267.00 spent in September from the capital account funds, the largest expenditure was \$2K from the lake capital fund to purchase a used motor for the dredging push boat.
- The balance of all allocated assessment accounts at the end of September was \$381,286.00.

*Investments* – Investment reserves at the end of September totaled \$531,212.00.

*Total cash 'on hand' at the end of September was \$1,168,417.00.*

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

- Work on the WPOA's 2016 budget has begun. The first meeting of the Finance Committee was Friday, October 9<sup>th</sup>. The Committee will meet every Friday in October. A draft of the 2016 WPOA budget should be ready to present to the Board at the November workshop meeting.
- Work has already begun on winter projects as extra money for labor costs is available since the WPOA did not work with a full staff much of the summer.
- A meeting will be held with Franklin Township Trustees in the near future to discuss sharing the cost of repairing the siren at the Beach.
- All of the letters requesting that property owners improve shoreline protection on their properties have been sent. If any property owner disagrees about the condition of his shoreline, please contact Cahall. Inspections of the work done will be made in the spring. At that time warning letters may be sent and citations may be levied.
- Cahall pulled a wagon carrying members of the Barn Busters 4-H Club during the Brown County Fair Parade. Cahall and Gina Dash, Events/Marketing Director, displayed information in the Brown County Chamber of Commerce booth daily; they also spent time in the booth personally promoting Lake Waynoka. Cahall commented, "We learned a lot about the perception of Lake Waynoka and how to prepare for marketing in the future. It was a valuable experience!"
- The back gate project continues to be investigated.
- The 'chip and seal' road work done on approximately five miles of roads came in \$10K under budget.
- An opportunity to rent a machine to seal cracks in the roads is being investigated. This work may be done as early as next week.
- The outdoor adult pool has been resurfaced.
- The WPOA is now purchasing propane from Amerigas due to the significant cost reduction offered.
- Cahall believes that the dredging is about a month ahead of where he originally projected it would be at this time. When it is no longer possible to do dredging the equipment will be used for other projects.
- The lowering of the Lake will begin November 1<sup>st</sup>. The Lake will remain down until mid-February to allow work to be done on docks and shorelines.

President McDulin noted that the Manager's report shared every item that was discussed during this morning's workshop meeting, except two. A possible variance was presented as well as *a request that the wedding being held at the Rec Center on Saturday, October 17<sup>th</sup> be BYOB. Meyer made the motion and Holt seconded it to allow this event to be BYOB. A yea/nay voice vote was taken and the motion passed unanimously.*

**Security Report (Kristy Delgado):** Delgado reported that September arrests included a DUI and a driving without a valid driver's license citation. There was one misdemeanor for possession of marijuana. Overall criminal activity had decreased from August. Delgado shared a friendly reminder that vehicle access to the Campground would be closed as of 4:30 pm on Saturday, October 17<sup>th</sup> for trick or treating from 5:30 to 7 pm.

**Events/Marketing (Paul Cahall for Gina Dash):** Cahall shared several activities which would not be reported by representatives of the various organizations:

- Lounge – Musical groups are scheduled every weekend in October including some that are 'unplugged' (not loud!). The Halloween Party is October 31<sup>st</sup> with entertainment by The Barcodes for a cost of \$10 per person. Open pool tournaments are held every Thursday from 4 pm until midnight.

- Rec Center – The family swim is every day. Evening classes include water aerobics on Wednesdays at 7 pm and a cardio fit class at 6 pm every Thursday. There is shuffleboard on Wednesdays from 2:30 until 4 pm and chair volleyball is played at 3 pm on Fridays.

Further information can be found about these activities and others on the Lake Waynoka website – [www.lakewaynoka.com](http://www.lakewaynoka.com) and Facebook, in the local newspapers and the Newsletter and its calendar, and on Cincinnati Enquirer on-line as well as flyers and signage around the Lake.

### **Other Reports:**

**Long Range Planning** (Dick Bankes): Chairman Bankes shared the major accomplishments of the Committee since April:

- The definition of a community vision statement and core goals for the 2016 Long Range Plan have been completed. Board approval has been given and both have been communicated to the membership. The Committee is now working on development of specific organizational and operational objectives within each goal.
- The 2015 Membership Survey was taken. The results and recommendations were submitted to the Board. Statistical results were distributed to the WPOA membership via the Newsletter.
- The design of the 1 to 5 year capital improvements Budgetary Considerations report, as required by the Rules & Regulations, has been completed. The Committee is currently working with the Board to identify all proposed projects and to integrate the report into the annual budgeting process.

Bankes and Charlie Beard attended the recent OLCA meeting at Lake Lorelei. They gathered ideas and information which will be useful to the Committee including how to obtain Federal Census data for the Lake.

Pres. McDulin acknowledged how useful the Long Range Plan and the Budgetary Considerations report are going to be in the 2016 budgeting process. He thanked the Committee for their work.

**Lake Advisory** (Prescilla Redick): The Committee continues to monitor projects being completed and prioritizing those that still need to be done. Redick attended the OLCA meeting and was very pleased with the information she was able to gather for both this committee and as a Trustee. In January representatives from Lake Lorelei will attend the Lake Advisory meeting to share information about ways they check the water quality of their lake. The Committee would also like the WPOA to join the Ohio Lake Management Society which is an organization that distributes current information which would be helpful in maintaining our lake.

**Building** (Tony Tatman): Tatman reported that seven permits were issued in September for a total of 53 permits year to date. There was one new residence permit for a total of nine housing starts so far in 2015.

**Rules and Regulations** (John McDulin): McDulin reported that the Committee has met with the Board and that the Board has also met to review and discuss the draft of the rules and regulations. Each Trustee is now reviewing the document independently and will submit comments and concerns by October 16<sup>th</sup>. The Committee will then incorporate this information into the draft which will be submitted to the attorneys for legal review. Once this process is completed the document will be available for property owners to review.

**Campground** (Tom Koch): Koch requested volunteers to help set up the Haunted House for Trick or Treating on Saturday. The work will begin on Wednesday, October 14<sup>th</sup> and continue through Friday, October 16<sup>th</sup>. All donations of candy can be dropped off at the Office. Koch shared his appreciation for the support which the Campground has received this season.

**Civic Club** (Tony Tatman): The 2016 calendars are available at the Office at a cost of \$10 for four calendars.

**Water Sports Club** (Vern Taylor): Taylor issued an invitation to anyone interested to join the Club today and attend its meeting at the Lodge following the Board's meeting. On November 11<sup>th</sup> all veterans are invited to join members of the Club at the Lounge between 4 and 8 pm as the Club shows its appreciation for their service. The Club is also planning their Christmas program for those veterans at the VA Home who don't have much family. All donations for either activity are appreciated.

**Chapel** (Rev. Talley): Rev. Talley reminded everyone that the Dinner and Auction to raise monies to support the Children's Christmas Fund is Saturday, October 24<sup>th</sup> at 6 pm. The event is BYOB and volunteers are

needed to provide desserts. He also acknowledged the performance of young Troy Wait, a member of their congregation, for his ‘standing ovation’ performances at the Brown County Fair. There will be a mini-revival November 4<sup>th</sup> through 6<sup>th</sup> at 7 pm each evening. The next homecoming service and church dinner will be Sunday, November 8<sup>th</sup> featuring Harriett Johnson Groh.

**Shawnee Squaws** (Judy Bankes): Bankes invited everyone to attend the Craft Fair to both shop and to have lunch. All of the monies raised by the Squaws through this project are “given back to the Lake” to better our community.

**Art Club** (Joanne Edwards): Tickets for the “Uncorked with Art” event on Saturday, November 14<sup>th</sup> are almost sold-out! The Club meets regularly on the second Monday of each month at 6:30 pm in the Lodge.

**Lake Committee** (Prescilla Redick): Today 25 boats launched at 8 am in the 2015 Bass Classic which is an invitation only event (based on points earned during the season). The prize money will be \$1000! The Committee donated \$1000 to the WPOA to purchase various kinds of fish to stock the Lake.

**Unfinished Business:** none

**New Business:** President McDulin announced that Chief Ellis is running for Brown County Sheriff and that Ellis would appreciate the support of those willing to sign his petition.

**Motions and Resolutions:** none

**Membership Concerns:**

\*Jim Beckley (Lot# 2870): Beckley shared that many donations have been received for the auction which will be held during the fundraiser for the Children’s Christmas Fund. He noted that tickets are still available. The support of the community is appreciated. Beckley also commended the Board for hiring Gina Dash as the Events Director because ‘she is doing a great job for the Lake Waynoka community’. Beckley then suggested that the Board should encourage the managers of the Restaurant and the Lounge to work together to promote their services. And lastly, he thanked the WaterSports Club for their support of the Cardboard Regatta.

\*Gordon Ellis (Lot #1728): Ellis announced that he is running for Brown County Sheriff because he believes he can make a difference and have a positive impact in Brown County. He shared three points that he will emphasize if he is elected to be the next sheriff – *professionalism* within the entire organization; *cooperation* with other law enforcement agencies in the county and with the county departments; and a *citizen-centered approach*. Ellis noted that if elected he would still be living in Lake Waynoka and that he would make sure that a sound selection process would be used to find a qualified chief.

**Adjournment:** A motion to adjourn the meeting was made by Purdin and seconded by Taylor. The motion passed unanimously and the meeting adjourned at 10:51 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary