

## Waynoka Property Owners Association

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

### WPOA Board of Trustees Meeting – Saturday, November 14, 2015

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

Rev. Talley shared an invocation 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:** The motion to approve the minutes of the October 10<sup>th</sup>, 2015 WPOA meeting was made by Purdin and seconded by Meyer. A ye/nay hand vote was taken and the motion passed unanimously.

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

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

#### *Operating funds*

- The total October operating income was \$91,987.00.
- Through October the year to date income of \$1,688,359.00 represents 90% of the planned income for 2015.
- The operating income for 2015 is presently \$92,036.00 or 6% higher than the income for the same period in 2014.
- The total operating expense for the month of October was \$152,771.00 and included \$3352 for repairs to the older field mower.
- Year to date expense through October is at 85% of planned spending for the year.
- The operating fund balance at the end of October was \$285,863.00 which includes the planned transfer of \$100K from short term operating reserve CDs to the operating fund.

#### *Allocated Assessment Funds*

- Income from allocated operating assessments in October was \$8,005.00.
- Total capital account expenditures in October totaled \$98,766.00. Of this amount \$69,390 was from road capital for approximately 5 miles of chip and seal; \$18,055 was from general improvement capital for resurfacing the adult pool; and \$10,800 was from campground capital for engineering associated with the campground electrical upgrade project.
- The balance of all allocated assessment accounts at the end of October was \$290,438.00.

*Investments* – Investment reserves at the end of October totaled \$431,274.00.

*Total cash 'on hand' at the end of October was \$1,007,574.00.*

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

- Copies of the draft of the 2016 WPOA budget were given to the Trustees at this morning's workshop meeting for their review. The budget will be voted upon at the WPOA meeting on December 12<sup>th</sup>.

- The work that has already begun on winter projects includes replacing roofs on structures at Kiddie Corral, building a second ‘push’ boat for the dredging barge, and shoreline/gravel upgrades at the Tomahawk recreation area. The Lake Advisory Committee has shared a list of safety concerns. The docks at Little Chief will be replaced. Duke has been contacted for assistance with lighting this area.
- The dredging barge is ‘out of the water’ for the season. The silt from the Lake bottom is available to property owners. It is being deposited between Yuma and Gee Drives. Haul it yourself or contact Burke Excavating to deliver it for a fee.
- The back gate project continues to be investigated. Various vendors and engineers have been contacted and are sharing information. There will be separate entrance and exit lanes which should reduce congestion.
- The electrical upgrade work at the Campground is scheduled to begin Monday, November 16<sup>th</sup>.
- Free use of a machine to seal cracks in the roads was available upon purchase of the materials used to seal the cracks. Staff was trained and sealing was done. Next year in September five times more than the amount of sealer used this year will be spread.

President McDulin shared several additional items that were discussed during this morning’s workshop meeting:

- A variance for a storage building was granted.
- The policy regarding ‘open swim’ at the Rec Center was discussed. The Board determined that “open swim” in the indoor pool would be available to all members at all times except during those times when classes/activities are scheduled. Children must be accompanied by an adult.
- The Rules and Regulations Committee shared its recommendations and changes to the rules and regulations after receiving comments and reactions from the Trustees who had reviewed the document.

Mgr. Cahall shared that the profits from the beer booth, which is run by the WPOA on Waynoka Day, will be given to the Civic Club this year as ‘payment’ for organizing/sponsoring the event.

**Security Report** (Gordon Ellis): Ellis reported that the Trick or Treat event was successful with no significant events or issues. The level of activity in regards to arrests did increase in October. However, this is related to the fact that the State of Ohio records each count charged an individual as an arrest. So in October the five arrests were from one investigation in which the individual confessed to five counts of theft. In response to questions about the closing of the Brown County Jail Ellis explained that Brown County is responsible for the transport of prisoners to Butler County and that there are no fees charged to Lake Waynoka for this additional expense.

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

- Lounge – There is euchre every Tuesday evening and the open pool table and pool tournament is every Thursday night. Several bands are scheduled to perform: Brady Liming, Root Bound, NOT DEAD YET and River Pickles. The Ugly Sweater Christmas Party will be on December 5<sup>th</sup> and there will be a Chili Cook-Off during the Bengals game on December 6<sup>th</sup>. **The Lounge will be open on Thanksgiving Day during regular hours from 4 pm until midnight.**
- Rec Center – **The indoor pool is now “open swim” except during those times when classes/activities are scheduled in the pool.** Activities at the Center include water aerobics, pickleball, pilates, cardio fit classes, shuffle board, ping pong, chair volleyball, and circuit training as well as the open gym (except when classes are scheduled) and the work room. New classes will start January 1<sup>st</sup>.

- Other Groups and Classes – Also available here at the Lake are activities such as line dancing (year round every Tuesday), the needlework group every Thursday am, adult tap every Thursday am, euchre every Wednesday and Friday evenings, and the art class every Monday morning.

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): The Committee is working on the objectives related to the WPOA's long range plan. This list will be shared with the Board at the December workshop meeting. The final draft of the five year capital plan is completed and the Committee is working on the specific details of costs, etc. with Mgr. Cahall. The Committee is now working on a trustee orientation and training packet for new trustees. This packet will share information such as what committees are doing and their responsibilities, and so on.

**Lake Advisory** (Prescilla Redick): The Committee will not meet in December. However, 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.

**Building** (Tony Tatman): Tatman reported that ten permits were issued recently for a total of 63 permits year to date. There were two new residence permits issued for a total of eleven housing starts so far in 2015.

**Rules and Regulations** (John McDulin): McDulin reported that the Committee is nearing the end of its work. McDulin acknowledged the work of the many people who have been involved in this effort over the last several years.

**Nominating** (Steve Rish): Rish invited everyone to stay after the WPOA meeting to participate in the "Meet and Greet" which will be held to present the candidates for the 2016 WPOA Board of Trustees. All ballots must be postmarked no later than November 20<sup>th</sup> and in the Office no later than November 30<sup>th</sup>.

**Campground** (Walt Robinson): Robinson sadly shared that another camping season had come to an end. In excess of 1200 cars came through the gate for the Trick or Treat night!!! The Russellville Fire Department was a participant in this event. Robinson received a round of applause after fellow camper, Tom Koch, shared that "It is amazing all that this man does for the Campground and its residents to keep the Campground alive!"

**Civic Club** (Tony Tatman): Tatman reminded everyone that Lake Waynoka clothing as well as 2016 calendars are available for purchase from the Civic Club. The Club is also selling a limited number of Lake Waynoka flags and banners.

**Water Sports Club** (Vern Taylor): On November 11<sup>th</sup> thirty-nine veterans joined members of the Club and others at the Lounge to receive recognition for their service. A special tribute had been planned for Leslie Goodwin, a Lake Waynoka resident, a WWII veteran and a Purple Heart recipient. However, a fall prevented him from attending and it is hoped that he can be recognized at a later time. Taylor acknowledged the many individuals whose efforts made the evening possible. On December 19<sup>th</sup> from 10 am until noon the Club's members will visit those veterans at the VA Home who don't have much family and share Christmas with them. Member Charlie Beard then presented a check for \$100 from the Cardboard Regatta event earlier this summer to Jim Beckley for the Children's Christmas Fund.

**Chapel** (Rev. Talley): Rev. Talley proudly announced that the Children's Christmas Fund has reached a total of \$20,100!!!! The Dinner and Auction raised \$10K of that total! Breakfast with Santa will be in the Lodge on Saturday, December 5<sup>th</sup> from 10 am until noon. The bus to Over the Rhine to share clothes, toys and food with residents of that area will leave the Lake at 9 am on Saturday, December 12<sup>th</sup>. Everyone is invited to join Pastor Talley/Santa on this 'journey of goodwill'. There will be 7 pm services at the Chapel on Thanksgiving Eve, Christmas Eve and New Year's Eve. A shopping trip to Metamora, Indiana is planned for Sat., November 28<sup>th</sup>.

**Shawnee Squaws** (Judy Bankes/Betty Purdin): Bankes shared that the Squaws are having a cooky exchange at their December meeting, a soup and movie night at the Lodge for their January meeting, and will go bowling in

Hillsboro for their February meeting. Unsold items from the Craft Fair were available for sale in the back of the room. Purdin noted that the Squaws will be sponsoring their spaghetti dinner and the Easter Egg Hunt in 2016. **Art Club** (Joanne Edwards): The “Uncorked on Canvas” event for this evening is sold-out! The Club meets regularly on the second Monday of each month at 6:30 pm in the Lodge. Their next meeting will be an Open House Christmas Party on December 14<sup>th</sup> in the Lodge. Everyone is invited to attend. Bring a wine glass to paint as well as a snack to share. All paints, etc. will be provided free of charge. *Edwards requested that this event be BYOB. Taylor moved and Redick seconded a motion to allow this event be BYOB. A yea/nay hand vote was taken and the motion passed.* The March 2016 “Uncorked on Canvas” event will probably be the third Saturday in March and will cost \$25 per person.

**Lake Committee** (Prescilla Redick): The Committee is inactive until spring. Redick then recognized “the great support” that Betty Purdin has given the Lake Committee. Purdin retired from the Committee in April after playing a significant role in its work for many years. Purdin received a plaque and a round of applause.

**Unfinished Business:** Motion #250 to provide funding for the campground electrical upgrades was made by Meyer and seconded by McDulin. A roll call vote was taken and the motion passed unanimously. (*See Motions and Resolutions below for additional detail about this motion.*)

**New Business:** Pres. McDulin shared that an agreement has been reached with the operator of the Marina, Mike Napier. His repair shop will move into a new building near the maintenance building to provide him with a better facility to service boats. In turn, the many stored boats now in the area of the Marina, which inhibit visitors to the Beach as well as the boat and trailer lot, will be relocated. The lease will be renegotiated to allow funding to construct the new facility. Motion #251 to build a new service repair shop for the Marina was made by Purdin and seconded by Meyer. A roll call vote was taken and the motion passed with Kirk abstaining. (*See Motions and Resolutions below for additional detail about this motion.*)

#### **Motions and Resolutions:**

- **Motion #250** was made by Meyer and seconded by McDulin to allow the campground electrical upgrades, which will bring all sites up to 50 amps, to be done at a cost of \$293,000. The project will be funded by a loan which will be paid back from the campground capital account. There will be an additional assessment on camping until all debts incurred for this project are satisfied as follows: \$10.00 per month on all permanent camp sites and \$10.00 per rental on temporary sites. This assessment will be collected and added to the campground capital account. A roll call vote was taken and the motion passed unanimously.
- **Motion #251** was made by Purdin and seconded by Meyer to build a 40’ x 40’ building near the maintenance building for use by the Marina Operator for boat repair. The building will be built by Murphin Ridge Building Supplies LLC at a cost of \$40,572.55. The cost and requirements of the Marina Operator to use this building will be spelled out in a new lease. A roll call vote was taken and the motion passed with seven yea votes. Trustee Kirk abstained.

#### **Membership Concerns:**

\*Roger Coker (Lot #1888) – Coker stated that the ramp for boats to launch at the Marina is beyond patching and that is time for major repairs to be made. He believes that it is dangerous for those launching boats. In response Mgr. Cahall stated if the Board wants this done the ramp will be repaired. At this point the Board agreed that the work should be done. Secondly, Coker noted that the lights on the dam are not functional. Mgr. Cahall shared that he is currently in ‘email’ conversation with Duke about this issue and hopes to resolve the problem soon. And lastly, Coker shared his appreciation to those who sponsored the celebration for the vets at the Lounge on Veterans Day. He also asked everyone to remember to thank those vets of the WWII generation, like Les Goodwin, now “before they are no longer here on earth to hear our words”.

**Adjournment:** A motion to adjourn the meeting was made by Purdin and seconded by Meyer. The motion passed unanimously and the meeting adjourned at 10:56 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary