

Waynoka Property Owners Association

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

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

Santa Claus shared an invocation which was followed by the Pledge of Allegiance.

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

Absent: Purdin (ex.)

Minutes: The motion to approve the minutes of the November 14th, 2015 WPOA meeting was made by Meyer and seconded by Kirk with the following additions/corrections/changes requested by Trustee Kirk: 1) During the Rules and Regulations report, the work and efforts of Dave Wolfe, Ginny Tatman, Steve Sears and Al Born, as members of the Rules and Regulations Committee under Eric Kirk, was acknowledged by Pres. McDulin; 2) in his report on the Chapel, Rev. Talley acknowledged the Water Sports Club for the \$100 donation to the Children's Christmas Fund as well as a \$300 donation from the Civic Club and a \$300 donation from the Shawnee Squaws to this fund; and 3) under the Membership Concern of Roger Coker, Kirk clarified that "There was no vote or authorization from the Board" to do the work on the boat ramp. (The work is a 'routine maintenance' item on the 'Winter Projects' list for the Maintenance Staff.) A yea/nay hand vote was then taken and the motion passed unanimously.

President's Report (John McDulin): none

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

Operating funds

- The total November operating income was \$54,789.00.
- Through November the year to date income of \$1,743,209.00 represents almost 93% of the planned income for 2015.
- The full year's revenue is predicted to be below plan. This is largely due to the way capital labor is transferred – appearing as a reduction in expense, instead of actual income. As a result revenue shortfalls have been more than offset in reduced spending for the year. The 2015 revenue has actually increased 5% over the same period as last year; revenue is up \$109,364.00.
- The total operating expense for the month of November was \$116,518.00 and included \$2800 for repairs at the Health & Rec Center and \$1500 in repairs at the Lounge.
- Year to date expense through November is at 91% of planned spending for the year.
- The operating fund balance at the end of November was \$\$215,503.00.

Allocated Assessment Funds

- Income from allocated operating assessments in November was \$2949.00.
- Total capital account expenditures in November totaled \$8164.00. Spending included \$6177.00 from campground capital for permits to perform the electrical upgrade project and \$1474.00 for repairs to the Kiddie Corral recreation area.
- The balance of all allocated assessment accounts at the end of November was \$378,642.00.

- *The balance of all allocated assessment accounts included \$93,376.00 which was transferred from invested reserves to fund the campground electrical upgrade project. This is a loan from invested reserves to be repaid from campground capital funds and a special campground assessment over 48 months at 4% interest.*

Investments – Investment reserves at the end of November totaled \$338,135.00 which includes the transfer to campground capital checking as noted above in italics.

Total cash ‘on hand’ at the end of October was \$932,390.00.

Pres. McDulin then explained that Motion #250 (passed 11/14/2015) which allowed the WPOA to borrow monies for the campground electrical upgrade project was not a proper action. The WPOA does not have a provision written in its own rules and regulations to borrow monies; therefore, by default, the WPOA must follow the ORC (Ohio Revised Code) in regards to this need. In the 2010 Planned Communities Act, ORC #5312, many restrictions were written for homeowners associations. According to ORC #5312 the WPOA is not allowed to mortgage a property such as the Campground without approval by 75% of the property owners (approximately 1200). The Board views this as an unrealistic option, so they decided to borrow monies from invested reserves as noted above. (This has been done previously a number of times.) McDulin stressed the importance of getting the new rules and regulations in place so as to have a way to cover costs if a major disaster or need should arise.

Manager’s Report (Mgr. Cahall):

- The work continues on winter projects. The ‘satellite’ bathrooms in the Campground were reroofed. Next week over 600 tons of rock will be spread on the dam. The ‘footprint’ for the marina building is completed. The parking area there has been started. The staff has been working in the Campground helping the contractors ‘demo’ in preparation for the upgrades.
- The back gate project continues to be investigated. The two issues that Cahall hopes to address with these improvements are to eliminate the ‘tailgating’ and to have a more efficient way to get in and out the back entrance. There will be a back-up generator if the electricity goes off. There will be a turn-around for delivery trucks that should go to the front entrance. It will not be an entrance for guests or boats and/or campers. Cahall would like to be able to begin issuing stickers March 1st so that the entrance could ‘go live’ May 1st.
- The electrical upgrade work at the Campground has begun.
- A variance which was not approved was discussed during the workshop meeting.

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

- Lounge – Cahall shared the bands/performers that will be at the Lounge over the next couple of weeks. The hours on Christmas Eve will be from noon to 6 pm. On New Year’s Eve the party will run from 4 pm until 1 am with live music and champagne at midnight. Tickets are \$15 a person.
- Rec Center – There will be a new class, Sit Fit chair aerobics, every Tuesday from 9 until 9:45 am.

Further information can be found about these activities and others on the Lake Waynoka website, 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.

President McDulin shared a couple of additional items that were discussed during this morning's workshop meeting:

- The Board took a yea/nay vote to allow two events (a wedding on December 17th and a Christmas party on December 24th) to be BYOB in the Lodge. All were in favor, except Taylor who abstained as he is hosting the Christmas party.
- To meet the need of the Russellville Fire Department's Chief for a vehicle the Board took a yea/nay vote to donate to the Department, at no charge, the Crown Victoria police cruiser which Security no longer uses. All were in favor of this 'goodwill' gesture.

Security Report (Kristy DelGadgo): Delgado shared that there were no new crime trends in November and that there was a decrease in all activity. On Tuesday, December 15th Chief Ellis and Officer Delgado will participate in Brown County's 'Shop with a Cop' program. All police departments in Brown County participate in this event. Any donations would be greatly appreciated and may be dropped off at Security or the Office.

Pres. McDulin shared statistics related to deer/vehicle accidents in the Lake over the last three years: one in 2013, 2 in 2014 and 3 so far in 2015.

Other Reports:

Long Range Planning (Dick Bankes):

- The Committee has forwarded its proposed Long Range Planning Objectives report to the Manager for review. Once Cahall reviews this report, the objectives, together with the community Vision Statement and the Core Goals, will then be submitted to the WPOA Board for review and approval.
- Following today's meeting the Committee will meet with representatives from the WPOA Committees to 'kick-off' the Trustee Orientation and Training Program project. The orientation session for the newly elected Trustees is scheduled for Saturday, March 26th.
- A proposed workflow document for maintenance of the 1 to 5 year Budgetary Forecast Report has been drafted and submitted to the Manager for review.

Lake Advisory (Prescilla Redick): On January 5th at 7 pm representatives from Lake Lorelei will attend the Lake Advisory meeting to share information about ways they check the water quality of their lake. A scientist from UC who does biological testing of their lake may also attend the meeting.

Building (Tony Tatman): Tatman reported that 65 permits have been issued year to date compared to 74 last year. Last year there were 8 new residence permits and this year there have been 11. Last year there were 28 permits issued for docks and dock covers compared to 10 this year. Last year there were 11 detached garage/storage buildings built and this year there were 23.

Rules and Regulations (John McDulin): McDulin reported that the Board held a special meeting to review and discuss the rules and regulations draft. The document will now go to the attorneys for review and will then be posted on the website for property owners to review.

Nominating (Steve Rish): Rish thanked everyone who helped 'stuff' and mail the ballots as well as count them. Their work was greatly appreciated by Rish and Eileen Brown, co-election inspectors. Those elected as 2016 WPOA Trustees are Judy Yannone (267 votes), Thomas Koch (258), and Brian Buckley (248). The vote count for the remaining candidates was 192 votes for Pete Livermore and 153 for Walter Shields. Doris Kitchen received 86 write-in votes, Tony Tatman 18, Betty Purdin 3 and eight other individuals received 1 each.

EMS/Fire (Walt Robinson): The next fundraiser for the Russellville Fire Department will be a Spaghetti/Chili Dinner on January 16th at 6 pm in the Russellville Firehouse. Desserts would be appreciated. Robinson thanked the Board for donating the cruiser to the Department as well as the Civic Club for their recent \$2000 donation. All the equipment purchased with the grant from Firehouse Sub has been received. A first responder course will be held in the near future.

Campground (Walt Robinson): Everyone is glad the electrical upgrades have begun.

Civic Club (Tony Tatman): The monies for the donation of \$2000 which the Civic Club recently donated to the Russellville Fire Department came from the calendar sales profits. He thanked everyone for their calendar purchases and encouraged them to support the advertisers. Tatman reminded everyone that Lake Waynoka clothing and 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 December 19th 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. The Club meets the second Saturday of each month following the WPOA Board Meeting.

Chapel (Jim Beckley): Beckley thanked everyone who participated in the dinner and the auction. He also extended a thank you to the twenty 'wrappers' who wrapped gifts for 69 children from 26 families and to Terry Huber for providing pizzas for the 'wrappers'.

Shawnee Squaws (Margi Borgman): Borgman shared that the Squaws enjoyed thier cooky exchange and lunch last Wednesday. They invited all ladies to come to soup luncheon and movie at the Lodge for their January meeting, and to join them for lunch and bowling in Hillsboro for their February meeting. Wednesday, March 9th is the annual Spaghetti Dinner. The Squaws will be hosting the Easter Egg Hunt in 2016. Donations of monies or wrapped candies and plastic eggs would be greatly appreciated. Borgman shared the new "Ka-Boom" sign made by Terry Borgman which will hang in the Lodge and will show the amount of money raised for the fireworks each month. Aluminum can profits are down, so all donations would be greatly appreciated.

Art Club (Joanne Edwards): The "Uncorked on Canvas" event in March was a very successful evening. Their next meeting will be an Open House Christmas Party on December 14th in the Lodge. The March 2016 "Uncorked on Canvas" event will be the third Saturday in March and will cost \$25 per person.

Lake Committee (Prescilla Redick): The Committee is inactive until spring.

Unfinished Business:

- Motion #252 to approve the 2016 WPOA budget was made by Taylor and seconded by Holt. A roll call vote was taken and the motion passed with eight yea votes. Purdin emailed a statement of her support for this motion. (*See Motions and Resolutions below for additional details about this motion.*) There was a brief discussion of the benefits which homeowners receive versus regular property owners.

Treasurer Taylor thanked the members of the Finance Committee: Al Born, Eric Kirk, John McDulin, John Buskey, Dick Bankes, Tim Redick, and Mgr. Cahall for the work they did on the budget while meeting every Friday for about six weeks.

- Resolution #2015-03 to continue the Lake, Dam and Access Area Improvement Assessment as an annual assessment in the amount of \$60.00 (increased from \$50.00) passed with seven yea votes and one nay vote (Kirk). Purdin emailed a statement of her non-support for this resolution. (*See Motions and Resolutions below for additional details about this resolution.*) Pres. McDulin noted that the cost of dredging which is about \$40K a year is taken from this assessment. That is about half of the monies in this fund each year. The remaining monies are used to maintain our 40+ year old structures, etc. related to the lake, dam and access areas and are not enough to cover these costs.

New Business: none

Motions and Resolutions:

- **Motion #252** to accept the proposed 2016 WPOA budget with \$1,904,103.14 in income, \$1,847,756.40 in expenses and an expected surplus of \$56,347.00 was made by Taylor and seconded by Holt. The budget includes the following changes in the dues, assessments and fees structure: Dues will increase \$5.00 from \$365.00 to \$370.00 annually. The multi lot fee will increase \$5.00 from \$80.00 to \$85.00. The home owner fee will increase \$5.00 from \$135.00 to \$140.00. A roll call vote was taken and the motion passed with eight yea votes. Purdin emailed a statement of her support for this motion.

- **Resolution #2015-03** to continue the Lake, Dam and Access Area Improvement Assessment as an annual assessment in the amount of \$60.00 (increased from \$50.00) will allow the WPOA to “adequately provide for the improvement, promotion and protection of the lake, dam and access areas of the property owned by the corporation for the benefit of the members of the association and the property owners of Lake Waynoka Subdivision”. A roll call vote was taken and the resolution passed with seven yea votes and one nay vote (Kirk). Purdin emailed a statement of her non-support for this resolution. *(A copy of the entire text of this resolution is available for review at the Office. jac)*

Membership Concerns:

*Jim Beckley (Lot #2870): Beckley asked about the line item ‘Lottery Checking’ in the financial report. It was explained that a balance of \$1000 is needed to maintain the Lottery and the \$509 are the profits from the Lottery in 2015 which will go into the Lounge’s operating account at year’s end.

*Tony Tatman (Lot #2635): Tatman asked how often the dredging costs are taken out of the Lake, Dam and Access Areas Assessment fund. It was explained that costs are taken out twice a year, in June and in December.

*Valerie Bullock (Lot #2304): Bullock initiated a discussion with McDulin and Cahall about why the monies to do the electrical upgrades in the Campground are coming from reserves. Bullock also suggested that a new phone book needs to be done yearly since “this place is growing so fast”.

*Roger Coker (Lot #1888): Coker asked about the progress being made on the lighting at the dam as well as the boat ramp at the Marina. Cahall shared that the maintenance department has been directed to rent a bucket truck and address the lighting problem as Duke’s costs are prohibitive. (The fixtures may be replaced with LED lights.) The boat ramp has been marked off as to what is to be done, but is still being used with the good weather. The Lake also needs to be lower to do the ramp work. Coker suggested that the two Trustees who voted against the increase in the Lake, Dam and Lake Access Assessments fee look at the letterhead of Lake Waynoka because the ‘Lake’ needs to be maintained.

*Doris Kitchen (Lot #2844): Kitchen thanked everyone who did the ‘write-in’ votes for her. Kitchen suggested that the WPOA charge an initiation fee for new homeowners and property owners as a way to generate additional monies. She then announced that the Cincinnati Travel and Boat Show will begin January 15th, 2016. Kitchen then shared additional thoughts, suggestions and information in regards to the delinquent and low cost lot situation in Lake Waynoka. In response Pres. McDulin agreed that this is an important issue that needs to be discussed by the Board and, perhaps, in a sub-committee.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Redick. The motion passed unanimously and the meeting adjourned at 11:18 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary