

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, January 9, 2016

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, Purdin, Redick, Taylor & Mgr. Cahall  
*Absent:* Kirk (ex.) and Meyer (ex.)

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

**President's Report** (John McDulin): Pres. McDulin shared that Trustee Meyer had been hospitalized and was in a rehab center with the expectation of 'coming home' today.

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

#### *Operating funds*

- The total December operating income was \$50,416.00.
- Through December the year to date income was \$1,793,678.00 (after adjustments for labor transfers and WRWSD income portions) representing 100% of planned income for 2015.
- The total operating expense for the month of December was \$158,238.00 and included no unexpected expense for the month.
- Year to date expense of 1,834,549.00 through December is 100% of planned spending for the year.
- The budget plans for both income and expense were achieved for the full year.
- The operating fund balance at the end of December was \$143,442.00.

#### *Allocated Assessment Funds*

- Income from allocated operating assessments in December was \$1916.00.
- Total capital account expenditures in December totaled \$11,395.00. Spending included \$5775.00 as the down payment on the marina garage building from the general improvement funds; \$1775.00 from campground capital for roofing of satellite bathrooms; and \$3175.00 for stone for the parking area and shoreline at Tomahawk Recreation area.
- The balance of all allocated assessment accounts at the end of December was \$333,792.00.

*Investments* – Investment reserves at the end of December totaled \$338,187.00.

Total cash 'on hand' at the end of December was \$815,322.00.

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

- Cahall commented that he is "proud of what we have managed to get done this year!" The remainder of the costs for the marina building will come out of the general fund rather than the capital assessments fund.
- The work continues on winter projects. The bathroom facilities in the Administration Building were upgraded. Due to the fact that the heavy rains before Christmas prevented the staff from doing dock

work all of the old wire, boxes and posts have been removed so that the Campground upgrade can begin. The rocking of the dam was completed with an overage of about \$4K

- Cahall shared the drawing of the back gate project which he will present to the Jackson Township Trustees at their January 11<sup>th</sup> meeting 'for their blessing' prior to taking the drawing to Brown County for approval.
- Both the marina lease and the restaurant lease are up for review the first of April.
- Two variances were presented during the workshop meeting. One was approved and the other was tabled until Cahall contacts the ODNR and the Corps of Engineers. Further guidelines are needed regarding the extent to which a shoreline may be removed/reconfigured to accommodate a 'building' project.
- The WPOA's attorney has suggested that a dock, which was placed in the wrong location on lake access property with a proper permit years ago, should be removed by the WPOA and a new dock built by the WPOA in a proper location. This was presented to the property owners in question and accepted as a workable solution for both.

**Security Report** (Chief Gordon Ellis): During December there was little activity at the Lake. However, one suspect has been identified and indicted in Brown County Court on two counts (felony theft and receiving stolen property). One DUI citation and two traffic citations were also issued.

Chief Ellis thanked everyone who contributed to the Shop with a Cop program this year.

**Events/Marketing** (Paul Cahall): Cahall shared the new Lake Waynoka display board which had been set up behind where the Board was seated. This unit will be used to promote the Lake at open gate events such as Waynoka Day and the Craft Show as well as 'on the road'. Plans are being made to promote Lake Waynoka at the Highland, Adams, Clermont and Brown County Fairs this year. This display board will be the backdrop and staff and volunteers will share handouts and a video presentation. Staff members, AJ Hartley and Gina Dash, created the layout of the photos and graphics on the Lake Waynoka display board. If interested in volunteering to help promote the Lake at the Fairs, contact Mgr. Cahall or Events Director, Gina Dash.

#### **Other Reports:**

**Long Range Planning** (Charles Beard): Beard shared that the first year of the five year plan has been reconciled with the 2016 budget; that the Long Range Planning Objectives will be shared with the Trustees for review soon; and that work continues on the Trustee Orientation and Training Program project.

**Lake Advisory** (Prescilla Redick): The Committee met on January 5<sup>th</sup> with a gentleman from Lake Lorelei who shared information about ways they check the water quality of their lake. The Committee members hope to begin conducting some of these tests so that the information can be shared.

**Building** (Tony Tatman): Tatman reported that 4 permits have been issued year to date (1 storage and 3 docks with boat covers). **He advised property owners if a building project requires a permit, apply for one and if not sure a building project requires a permit, check with Mgr. Cahall or Tatman.**

**Rules and Regulations** (John McDulin): The updated rules and regulations draft has been sent to the OLCA attorney and the WPOA's attorney as well as the Trustees for review. Once changes are incorporated the Trustees will vote to accept the rules and regulations document.

**EMS/Fire** (Walt Robinson): The next fundraiser for the Russellville Fire Department will be a Spaghetti/Chili Dinner on January 16<sup>th</sup> at 6 pm in the Russellville Firehouse adjacent to the Masonic Lodge. The Department appreciates the 'new' cruiser which the WPOA donated last month.

**Campground** (Walt Robinson): Everyone is looking forward to April 1<sup>st</sup>, opening day. Robinson is planning a Christmas in July event at the Campground 'to test the capacity' of the new electrical upgrades!

**Civic Club** (Tony Tatman): Tatman reminded everyone that Lake Waynoka clothing and 2016 calendars are available for purchase from the Civic Club.

**Water Sports Club** (Vern Taylor): Members of the Club shared Christmas with veterans at the VA Home on December 19<sup>th</sup>. Member Steve Johnson announced that the eight hour Boater Safety Class will be held at the Lodge on Saturday, April 2<sup>nd</sup>.

**Chapel** (Rev. Talley): Talley thanked everybody for their support over the last year and, especially, for their support of the Children's Christmas Fund. Plans for Lenten and Easter services are being made.

**Shawnee Squaws** (Margi Borgman): Borgman invited all ladies to come to soup luncheon and movie at the Lodge for their January meeting. The annual Spaghetti Dinner is Wednesday, March 9<sup>th</sup>. The Squaws will be hosting the Easter Egg Hunt on Saturday, March 19<sup>th</sup>. Donations of monies or wrapped candies and plastic eggs would be greatly appreciated. Borgman requested that Mgr. Cahall 'look into' the repair of three of the padded chairs that are used in the Lodge.

**Art Club** (Joanne Edwards): The Open House Christmas Party was a fun and successful evening. The March 2016 "Uncorked on Canvas" event will be March 19<sup>th</sup> and will cost \$25 per person. During the next meeting on Monday evening, January 11<sup>th</sup> the members will be using acrylics to paint triptychs which are paintings divided into three panels or sections.

### **Unfinished Business:**

- Cahall reminded everyone that the Lounge does sell Lottery tickets including Powerball tickets.
- Pres. McDulin shared that the Board had discussed and decided that it would be best to accept the more expensive bid of two received to provide the electronics portion of the back gate project because Silco Fire and Security is able to offer more advanced technology. *A yea/nay hand vote was then taken to accept the \$96K bid from Silco to provide the electronics as well as the stickers for the back gate project. The Board agreed with seven yea votes.* It is estimated that the total cost of this project including the road work will be approximately \$150K. Property owner concerns were raised about the possibility of campers, trailers, etc. being more easily removed from the Lake via the back gate. A video camera system which provides several different views from various angles, similar to the one used at the front entrance, will be installed at the back gate and can provide up to six months of video recordings.

**New Business:** Trustee Holt then presented Motion #253 to authorize the use of Under Speed Vehicles (USVs) as defined in the ORC on the roadways and other property of the WPOA located within the confines of the Lake Waynoka Subdivision, effective 02/01/2016. Holt explained why he supports this action. The meeting was then opened to comment from the property owners.

*Note: This was an open discussion between property owners and the Trustees. Individuals spoke from the microphones as well as from their seats. Some individuals identified themselves and others did not. As Assistant Recording Secretary I was not always able to hear clearly what was stated nor identify who was saying it. Many different concerns were shared, a number of questions were asked, and both support and opposition to the motion were expressed. Several of the Trustees offered statements in response to the property owners' thoughts. Chief Ellis addressed several safety concerns as well as concerns about the present enforcement of rules and regulations in Lake Waynoka. JAC*

At the conclusion of this discussion, which was approximately fifty minutes in length, Pres. McDulin called for a roll call vote on Motion #253 made by Holt and seconded by Meese to authorize the use of USVs on the roadways and other property of the WPOA located within Lake Waynoka. Motion #253 passed with six yea votes and one nay vote (Purdin). (Pres. McDulin shared that Trustees Kirk and Meyer were contacted and if they had been in attendance Kirk's vote would have been 'nay' and Meyer's would have been 'yea'.) (*See Motions and Resolutions below for additional details about this motion.*)

**Motions and Resolutions:** **Motion #253** was made by Holt and seconded by Meese to authorize the use of Under Speed Vehicles (USVs) as defined in the Ohio Revised Code on the roadways and other property of the

Waynoka Property Owner's Association (WPOA) located with the confines of the Lake Waynoka Subdivision, effective 02/01/2016.

Using the Ohio Revised Code as a guide, USVs operated on WPOA roadways and property will be required to meet liability, operation and equipment requirements identified in the USV checklist attached as part of this motion and must purchase and display an annual decal indicating the above requirements have been met. Fees will be established annually by the WPOA Board of Trustees.

The WPOA Chief of Security is responsible for implementing procedures for liability, operation and equipment requirement inspections, issuing decals and the collection of any associated fees for authorized under speed vehicles.

The roll call vote was taken and Motion #253 passed with six yea votes and one nay vote (Purdin).

*(A copy of the entire text of this motion is available for review at the Office. jac)*

**Membership Concerns:**

\*Ron Allen (Lot #2573): During the open discussion about USVs Allen spoke about an unrelated concern: the safety of our children when there is ice on the Lake. Because of the report of two children falling through the ice at Lake Lorelei recently, he encouraged all parents and grandparents to be aware of where their children are at all times.

\*Doris Kitchen (Lot #2844): Kitchen reminded everyone that the Cincinnati Travel and Boat Show begins January 15<sup>th</sup>, 2016. She complimented the new display board and shared several other possible opportunities to promote Lake Waynoka. Kitchen once again shared her thoughts, suggestions and information in regards to the delinquent and low cost lot situation in Lake Waynoka. She believes this situation could affect the sale value of other properties. In response Pres. McDulin commented that the lots that the WPOA sells are 'membership' lots (ones not suitable for building). These lots are not building lots with the same values as the ones that Kitchen sells.

\*Kathy Sewall: Sewall requested that a meeting be called to discuss Kitchen's concerns. In response Pres. McDulin suggested that a committee be set up to investigate this matter and report back to the Board. He told Sewall that the details will be shared next month.

**Adjournment:** A motion to adjourn the meeting was made by Purdin and seconded by Taylor. The motion passed unanimously and the meeting adjourned at 11:48 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary