

## Waynoka Property Owners Association

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

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

Vice President Prescilla Redick 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:* Johnson, Meese, Meyer, Purdin, Redick, Taylor & Mgr. Cahall

*Absent:* Holt (ex.), Kirk (ex.), and McDulin (ex.)

**Minutes:** The motion to approve the minutes of the March 12th, 2016 WPOA meeting was made by Purdin and seconded by Johnson with the addition of the following sentence at the end of the approval of the February 13th minutes: *A yea/nay vote was taken and the motion passed with eight yea votes and one nay vote (Kirk). A yea/nay hand vote was then taken and the motion passed unanimously.*

**President's Report** (Prescilla Redick): none

**Treasurer's Report as of March 31st, 2016** (Vern Taylor):

#### *Operating funds*

- The total March operating income was \$592,237.00 representing the receipt of the majority of dues income for 2016.
- The total operating expense for the month of March was \$117,218.00 and included the needed purchase of updated financial software, replacement of AED equipment at the Health/Rec Center and engineering costs associated with the new Marina building.
- The operating fund balance at the end of March was \$650,414.00.

#### *Allocated Assessment Funds*

- Income from allocated operating assessments in March was \$252,093.00, represented the receipt of the majority of capital income for 2016.
- Total capital account expenditures in March totaled \$24,871.00. This amount included a \$19K payment for the new gate system and \$4K for the repair of the boat ramp.
- The balance of all allocated assessment accounts at the end of March was \$415,380.00.

*Investments* – Invested reserves at the end of March totaled \$338,376.00.

Total cash 'on hand' at the end of March was \$1,404,171.00.

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

- The electrical upgrade at the Campground is nearing completion.
- The employees of the Marina hope to be in their new building by the end of April.
- Work on the gate project has begun at both the front and back entrances.
- The three non-functional lights on the dam were replaced with new LED fixtures.
- The Spring OLCA Meeting is at Hide-Away Hills on April 27<sup>th</sup> and 28<sup>th</sup>.

- There was a lot of tree damage around the Lake from the recent wind storms. If a property owner has lots of limbs down, he should drag them by the road and then call the Administration Office to request that the WPOA staff pick them up for him. This service is offered free of charge following damaging wind storms. (Otherwise, the fee is \$30.)
- The Manager appreciates the calls he has received about the fallen tree at Hiawatha. The staff may need to work from the water to remove it.
- One variance was approved during the workshop meeting.
- The dredging of the Lake will resume after the back gate project is completed because the same equipment is used for both projects.

**Security Report** (Ranger Kristi DelGadgo):

- During March there were no new crime trends.
- There was an increase in complaints about speeding and stop sign violations. Chief Ellis and Ranger DelGadgo will continue to watch for these offenders.
- DelGadgo thanked the property owners for their patience at the front gate as the staff becomes more efficient at entering the information related to the RFID stickers.
- A question was asked about golf cart capacity. The number of seat belts on a vehicle dictates the number of legal passengers. Report offenders to Chief Ellis or Ranger DelGadgo.

**Events/Marketing** (Mgr. Cahall):

- The new class, Hit 55, will be held at the Rec Center every Thursday evening at 6 pm and every Friday morning at 9 am through the end of May.
- On May 7<sup>th</sup> Derby Day will be celebrated at the Lounge.
- There will be three Music on the Green events this season: Sun., May 29<sup>th</sup> – The Richard Lynch Band; Sun., July 3 – The Barcodes; and Sun., Sept 4 – TBA. Sponsors are needed; contact the Ad. Office.
- The pools open on Friday, May 27<sup>th</sup>.
- There will be three night-time family swims and three night-time adult swims each month of this season (June, July and August).
- Lake Waynoka will go “on the road” with its new display unit several times this season including the Brown County and Clermont County Fairs and Summerfest in Mt. Orab as well as all of the open gate events here at the Lake.

**Other Reports:**

**Long Range Planning** (Dick Bankes): Good feedback has been received about the orientation program held for new trustees. The Board will appoint a coordinator to provide this program in the future. Anyone interested in being a member of the Long Range Planning Committee is invited to attend a meeting of the Committee on Sat., April 23<sup>rd</sup> at 9 am in the Lodge Conference Room.

**Lake Advisory** (Prescilla Redick): The water quality testing training session will be Tuesday, June 7<sup>th</sup>. The WPOA will be purchasing two sets of testing equipment. Monthly test results will be available on a State of Ohio website.

**Building** (Tony Tatman): A total of 23 building permits have been issued year to date.

**Rules and Regulations** (Prescilla Redick): The WPOA Board of Trustees will meet during a special meeting on Mon., May 2<sup>nd</sup> at 3 pm to review the final draft of the Rules and Regulations document. Once the document is approved (by at least six of the Trustees), the decisions related to how the document will be presented to the property owners, for their votes, will be made.

**Campground** (Walt Robinson): Robinson shared his appreciation to the Manager and those Board members who attended last week's campground meeting. Several of the activities planned at the Campground for this season were shared.

**Civic Club** (Tony Tatman): The next meeting of the Civic Club is April 26<sup>th</sup> at 7 pm in the Lodge. The annual Garage Sale is Sat., May 21<sup>st</sup> from 8:30 am until 4:30 pm. Information about how to register to participate in the Sale will be in the May Newsletter.

**Water Sports Club** (Vern Taylor): The Boater Safety Class was attended by 27 people, including eleven from the Russellville Fire Dept. The Club members will be involved in the Marina Days on June 11<sup>th</sup> and 12<sup>th</sup>. The members are looking for 'stop' hosts during the Poker Run on Sat., Aug. 6<sup>th</sup>.

**Chapel** (Valerie Bullock): Pastor Talley will have hip surgery on April 19<sup>th</sup>. Bullock shared some of the many activities and excursions sponsored by the Chapel. The Chapel is in the application process for obtaining a license to offer Bingo at the Lake. *The Board agreed unanimously, by a yea/nay vote, to loan the Chapel the Bingo equipment which is owned by the WPOA.* The schedule of 'Bingo nights' will be determined once the license is received.

**Shawnee Squaws** (Margi Borgman): As President of the club 'in charge' of Waynoka Day (July 16<sup>th</sup>) Borgman invited a representative of each club and business participating in Waynoka Day to attend the organizational meeting on Thursday, April 14<sup>th</sup> at 10 am in the Lodge. Squaw Purdin reminded everyone to save cans for the Fireworks and noted that all monetary donations towards the Fireworks would be appreciated.

**Art Club** (Joanne Edwards): The March 2016 "Uncorked on Canvas" event was another success with requests for several more each year. At their next meeting the Club members will be discussing this as well as other activities they may be sponsoring. The Club will be doing a kids' craft activity during Marina Days.

**Lake Committee:** (Prescilla Redick): The first Wednesday night tournament is April 20<sup>th</sup>. The Committee meets at 4 pm and the boats launch at 5:30 pm.

**Unfinished Business:** The Annual Meetings of the WRWSD and the WPOA are next Saturday, April 16<sup>th</sup> beginning at 7 pm. Pres. Redick requested prayers for Elections Inspector, Steve Rish who is experiencing health issues.

**New Business:** The Lot Committee has met two or three times to discuss the sale of WPOA owned lots. The Board has agreed to the Committee's recommendations as to how to 'market' twelve double lots during the 2016 season (May to November). At the end of October this effort will be evaluated and the Committee will report its success to the Board.

**Motions and Resolutions:** none

**Membership Concerns:** Pres. Redick asked that members sign in to speak and reminded them there is a three minute time limit. She also shared her thoughts on proper decorum during this portion of a WPOA public meeting.

\*Valerie Bullock (Lot 0304): Bullock discussed her opinions about the licensing for the sale of beer at the Beer Booths during Waynoka Day and the Marina Days with the Manager and Board members.

\*Ginny Tatman (Lot 2634): Tatman shared her concern that beer was carried outside of the Lounge on Waynoka Day in 2015.

\*Phil Cady (Lot 3879): Cady supported Mgr. Cahall's statements regarding the beer booth issue.

\*Doris Kitchen (Lot 2844): Kitchen shared her appreciation for the efforts made by Bill Johns and Terry Borgman in obtaining the new weather sirens for Lake Waynoka. Kitchen noted that Lake Waynoka is a part of the growth and forward progress of Brown County.

\*Tom Wyatt (Lot 3194): Wyatt announced that the golf league's organizational meeting will be Tues., April 12<sup>th</sup> at 10 am in the Lodge. The league members will be 'golfing for fun' at Buttermilk this season.

\*Pat McDulin (Lot 689): McDulin shared her thoughts about the behavior of property owners during the public meetings.

\*Sue Eads (Lot 2864): Eads asked for clarification of the location of the new Marina building (by the WPOA maintenance building) and who is sponsoring the golf event advertised at the back gate (the Georgetown American Legion Post).

\*Bill Johns (Lot 2877): Johns noted that new weather sirens will be installed at Lake Waynoka because of a group effort which involved people from the State level to the County level to the local level. Johns requested that the WPOA budget monies now for the maintenance of the sirens in the future. The Manager is presently negotiating a contract with Brown County which will address this concern and others.

\*John Sharp (Lot 0122): Sharp asked several questions about the RFID controlled gates being installed at the entrances to the Lake. The Manager answered his concerns. Sharp also noted his support of golf carts.

**Adjournment:** A motion to adjourn the meeting was made by Taylor and seconded by Meyer. The motion passed unanimously and the meeting adjourned at 11:05 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary