

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, May 14, 2016

President Prescilla Redick called the meeting to order at 10:00 a.m.

Pres. Redick shared an invocation which was followed by the Pledge of Allegiance.

Elections Inspector, Eileen Brown then swore in newly elected WPOA Trustee, Brian Buckley.

Redick recognized Joanne Coker for her service as the Assistant Recording Secretary to both the WPOA Board and the WRWSD Board. She then thanked Pete Levermore on behalf of his wife, Sue, and Pat McDulin for ‘the fabulous job’ they did organizing the Annual Meeting last month.

Roll Call: *Present:* Buckley, Holt, Johnson, Koch, Meese, Redick, Taylor, Yannone & Mgr. Cahall
Absent: Kirk (ill)

Minutes: A motion to approve the minutes of the April 9th WPOA meeting as published in the May Newsletter was made by Meese and seconded by Yannone. A yea/nay hand vote was taken and the motion passed unanimously.

A motion to approve the minutes of the April 16th Annual Meeting as posted on the Lake Waynoka website was made by Johnson and seconded by Holt. A yea/nay vote was taken and the motion passed unanimously.

A motion to approve the minute of the May 2nd Special Meeting as read by the Asst. Recording Secretary was made by Taylor and seconded by Koch. A yea/nay vote was taken and the motion passed unanimously.

President’s Report (Prescilla Redick): Redick corrected the inaccuracies of a couple of rumors:

- Personal watercraft (jets skis, jump ramps, etc.) are not allowed per the present CODE of Regulations and this rule is not a revision in the new CODE.
- The new equipment recently installed at the Health and Recreation Center was purchased from the capital budget approved by the WPOA Board in December 2015. One Trustee cannot be solely responsible for such a purchase.

Treasurer’s Report as of April 30th, 2016 (Vern Taylor):

Operating funds

- The total April operating income was \$211,378.00. The dues income for 2016 is at 89% of the plan which is 3% below last year’s rate for the same period.
- The total operating expense for the month of April was \$178,572.00 and included the purchase of two new computers and peripherals, needed vehicle maintenance, a new PA system for the Rec Center, and \$4300.00 for requested legal advice.
- The operating fund balance at the end of April was \$677,510.00.

Allocated Assessment Funds

- Income from allocated operating assessments in April was \$53,115.00.

- Total capital account expenditures in April totaled \$154,220.00. This amount included a \$110K campground electrical upgrade expenditure (from invested reserves), \$18K for a new tractor and a \$14K payment for the new gate system. Also \$8K was spent for shoreline repair and rec area maintenance.
- The balance of all allocated assessment accounts at the end of April was \$408,220.00.

Investments – Invested reserves at the end of April totaled \$245,826.00.

Total cash ‘on hand’ at the end of April was \$1,331,556.00.

Manager’s Report (Mgr. Cahall):

- The Marina building is nearing completion. Boats are being moved from the old location.
- Work on the gate project has progressed to the point that the back gates may ‘go live’ the week of May 23rd. Cahall noted that no boats, campers or trailers may be brought into Lake Waynoka via the back gate. However, they may be taken out via the back gate since the installation of the upgraded, much improved camera system. An RFID sticker is not required for a vehicle to leave Lake Waynoka via the back gate since the gate operates on a motion sensor.
- A second ‘push’ boat was built this winter and a new motor purchased for the boat to assist with the dredging operation.
- Per the 2016 capital plan a new 2016 F250 Ford truck with 4-wheel drive and a snowplow is being purchased from Mt. Orab Ford next week.
- Per the 2016 capital plan several pieces of replacement equipment have been installed in the workout room at the Rec Center.
- The hot tub at the Rec Center may need to be shut down until it is repaired by an outside contractor. Both the indoor pool and the hot tub will be unavailable for a period of time after the outdoor pools open to allow replacement of faulty plumbing.
- The outdoor pools are filled and will, hopefully, warm up by opening day, May 27th.
- Per the 2016 capital plan the outdoor ‘kiddie’ pool will be resurfaced in the fall.

Pres. Redick then requested that a motion be made *to allow the Chapel to conduct Bingo twice a month at the Lodge through November of 2016. Taylor made the motion and Johnson seconded it. A yea/nay hand vote was taken and the motion passed unanimously.* (The State of Ohio requires this approval as a part of the Chapel’s permit process.)

Security Report (Ranger Kristi DelGadgo):

- During April there were no new crime trends.
- The complaints about speeding and stop sign violations continue to increase with the seasonal increase in traffic. Radar is being used more and drivers are being stopped for stop sign violations.
- The new patrol boat is now on the water patrolling.

Events/Marketing (Gina Dash):

- Two new evening classes, Mix Kick box Training and Cardio Hustle, will be held at the Rec Center this summer. Water aerobics will be outdoors, weather permitting. Evening swimming lessons begin in June and the morning lessons begin in July. Family and Adult Midnight Swims are scheduled for June, July and August. Lake Waynoka Waterproof Pouches are on sale for \$3 at the Office, Rec. Center, Lounge and Campground.
- There is a great line up of bands and events planned at the Lounge this summer. Check the website or the newsletter for more details.

- There Music on the Green events for members and their guests this season will be on Sun., May 29th from 7 to 10 pm featuring The Richard Lynch Band; on Sun., July 3 featuring The Barcodes; and on Sun., Sept 4 featuring The Spear Point Band.

Other Reports: Pres. Redick reported that she had met with all of the committees. Dick Bankes and Tony Tatman will continue to chair the Long Range Planning and Building Committees respectively. Mike LaPlante will be chairperson of the Lake Advisory Committee and John Buskey will be chairperson of the Rules and Regulations Committee. Margi Borgman and Dave Patton have agreed to accept the responsibilities of the Election Inspectors.

Long Range Planning (Dick Bankes): The Core Development Team of this committee includes Dick Bankes, (chairperson), Charlie Beard, Jim Hellyer, and new members, Sue Eads, Michael LaPlante, Pete Levermore, Terry Borgman and Dave Patton. Advisors to the Committee include Pres. Redick, Trustee Yannone as Board liaison, Jim Meyer, Jim Bridges, Liz Doss, Doris Kitchen and new advisor, William John.

Bankes noted that a rough draft of the long range plan has been shared with Pres. Redick and that he will meet with Mgr. Cahall and Pres. Redick soon to review projects and the capital plan.

Lake Advisory (Prescilla Redick): The Committee is reviewing the content of the brochure of Water Regulations which is distributed to property owners when a boat sticker is purchased. The water quality testing training session will be on Tuesday, June 7th beginning at 1 pm. Anyone interested in being a member of this committee should contact Redick or chairperson, LaPlante.

Building (Tony Tatman): Seven building permits were issued in April for a total of 30 building permits year to date. Three of these permits have been for new home construction.

Redick then moved and Yannone seconded a motion to approve a variance to change the permit for a detached garage on lot #2097 to an over-sized storage shed. A yea/nay hand vote was taken and the motion passed unanimously.

Rules and Regulations (John Buskey):

- The WPOA Board approved the revised CODE of Regulations which is now being prepared for presentation to the OWNERS to be voted upon.
- On Saturday, August 13th from noon until 2 pm a Special MEMBER Meeting will be held to vote on the revisions. The Election Inspectors will work closely with the Rules and Regulations Committee to determine the voting process.
- A ‘call for meeting’ letter will be mailed to all OWNERS in mid-June with detailed information about the voting process.
- Later this month the revised CODE of Regulations will be posted on the Lake Waynoka website and printed copies will also be available at the Office for review. The document will contain all changes – deletions and additions – with a comment as to why each change is being made. Additional information will be published in the Newsletter and on Facebook
- A “Frequently Asked Questions” document will also be posted on the Lake Waynoka website. OWNERS will be able to send, via email, comments or questions on the revisions. The Committee will respond to these and also post the answers on the FAQ page. Members may also send written comments in care of the Committee to the Office.
- The Committee’s next task will be to work on revisions to the General Rules and Regulations referred to as the Yellow Book. Changes have been made to this document by motion and by the revised CODE over the last eight or nine years. The work on these revisions will probably begin in June.

Buskey stated, “It is extremely important that we pass this CODE. There are restrictions in State Law that hamper the Board’s ability to make a number of decisions. By changing the CODE we can take control of our own association in a way that the State will not let us. It is extremely important that everybody vote. It is extremely important that we pass the CODE.”

The members of the Rules and Regulations Committee are John Buskey, chairperson, Gordon Ellis, John McDulin, Tim Redick and Vern Taylor, Board liaison.

At this time Pres. Redick presented Walt Robinson, as a representative of the Russellville Fire Department, a check for the monies raised from the Split the Pot during the Annual Meeting. Robinson shared that a new trailer for the rescue boat has been acquired and that life jackets have been ordered. In response to Robinson's request ***Taylor moved and Holt seconded a motion to allow the Russellville Fire Department to use the Lake for rescue training. A yea/nay hand vote was taken and the motion passed unanimously.***

Campground (Walt Robinson): Robinson shared several of the activities being planned for the Campground this season: a breakfast provided by the Chapel on May 28th; movies for the kids on the second Saturday of each month; corn hole on the third Saturday of each month; Christmas in July on the 30th; and the Halloween Trick or Treat on October 15th. Robinson asked for volunteers to assist from 8 to 10 am with the Fishing Contest for the kids on Waynoka Day. He is also looking for a line marker to line a volleyball court for the new volleyball net and poles purchased for the Campground. *Robinson encourages all campers, especially the children, to equip their bicycles with lights to increase safety for the riders as well as others on the roads in the Campground.*

Civic Club (Tony Tatman): The next meeting of the Civic Club is May 24th at 7 pm in the Lodge. The annual Garage Sale is Sat., May 21st from 8:30 am until 4:30 pm.

Water Sports Club (Vern Taylor): The Club members will be picking up trash along the road leaving the back gate tomorrow afternoon. During Marina Days the Club is sponsoring the 5K race on Sat., June 11th and the Cardboard Regatta on Sun., June 12th. The members are still looking for 'stop' hosts during the Poker Run on Sat., August 6th. The Car Show will be Sat., August 20th. The Club meets each month following the WPOA Saturday meetings.

Chapel (Jim Beckley): Pastor Talley had hip surgery on April 19th and is doing well. The Chapel will provide a breakfast at the Campground on May 28th. Pastor Talley holds weekly Bible Study as well as AA Meetings.

Shawnee Squaws (Margi Borgman): The next organizational meeting for Waynoka Day will be on Thursday, May 19th. The Squaws will have a food booth at Little Turtle during the Annual Garage Sale next Saturday to raise monies for the fireworks. They will also sponsor a food booth at the Marina Days. Donations of food items for these booths would be greatly appreciated so as to increase the profits made to support the fireworks. On Wed., June 15th the Squaws will travel to Lake Lorelei to share lunch and boat rides with the ladies there.

Art Club (Joanne Edwards): The Club will be providing several art activities for the children 'free of charge': sand art on Sunday, June 12th from 2 to 4 pm during Marina Days; rock painting during Waynoka Day in 2016; and a Kids on Canvas 'paint out' during Waynoka Day in 2017. The Club members, as well as those who paint in Eileen Brown's Monday morning art class, will display their artwork during this year's Waynoka Day. The next Uncorked on Canvas will be on Saturday, November 19, 2016 at 6 pm.

Lake Committee: (Prescilla Redick): The next Wednesday night tournament will be May 18th. The Committee meets at the Marina on the Lake at 4:30 pm and the boats launch at 6 pm. Anyone interested in being a member of this committee is welcome! The 3rd Annual Kids Fishing Fest will be June 18th.

Unfinished Business: none

New Business:

- After much discussion during today's workshop meeting, the Board voted to hold 'closed' workshop meetings. Each month's workshop meeting will begin at 7 pm on the Monday evening prior to the public meeting held on the second Saturday of each month.
- Pres. Redick asked everyone attending the WPOA meetings "to be respectful and to have decorum". She believes that now, with a new Board of Trustees in place, that we have an opportunity for all of us, including the Board, to start anew. "It is not us and them; it is 'we'! We will not be able to move forward unless it is 'we' working through the issues together."

- Lastly, Pres. Redick noted that it is often difficult to respond to questions asked during a meeting because the Board doesn't have access to the information needed to answer the questions accurately. So Pres. Redick requested that members submit questions to her or Mgr. Cahall in writing via email or by driving through the drive-thru at the Office. She promised that answers will be shared with the members asking the questions and that the answers may also be shared under 'New Business' during the Saturday WPOA meetings.

Motions and Resolutions: none

Membership Concerns:

*Jim Beckley (Lot 2870): Beckley challenged the clubs to make donations to help defray the costs of the Eastern H. S. students in FCCLA (Family, Career and Community Leaders of America) who will be traveling to San Diego in July to compete nationally.

*Frank Skidmore (Lot 686): Skidmore asked the Board to consider the priorities that have been chosen in regards to the work being done in Lake Waynoka so far this spring. He believes the dredging of the Lake, which is not being done, is most important.

*Denise Harkness (Lot 1366): Harkness shared her dissatisfaction with how Quarter Horse Dr. has been paved and maintained.

*Tony Tatman (Lot 2635): Tatman noted that the WPOA's reserve fund has decreased since last year. Pres. Redick asked Tatman to submit his concern to her via email.

*Larry Channell (Lot 1841/1842): Channell was told that the wood left behind by the tree trimmers contracted by Duke Energy belongs to the property owner on whose land it is stacked. However, if it is within 15 feet of the road the wood is stacked within the easement and 'free game'. Channell observed that many of the street signs are in need of straightening and/or repair and volunteered to help correct this. Channell suggested that the telco equipment be enclosed at the back gate as a part of that project.

*Valerie Bullock (Lot 2304): Bullock announced that the first Bingo night sponsored by the Chapel will be Saturday, June 4th.

*Tom Wyatt (Lot 3194): Wyatt reminded everyone that the Lake Waynoka Golf League is playing at Buttermilk Falls in Georgetown this season.

*Ginny Tatman (Lot 2635): Tatman shared that she and Debbie John would like to be members of the Rules and Regulations Committee.

*Doris Kitchen (Lot 2844): Kitchen announced that 'Waking Up at Lake Waynoka' will probably air on HGTV during the next month.

*Debbie Johns (Lot 2877): Johns was told that answers to concerns and questions submitted to Pres. Redick or Mgr. Cahall in writing would be shared publicly at the next Saturday meeting.

*Ginny Tatman (Lot 2635): Tatman shared her belief that the Membership Concerns reported in the WPOA minutes need to be more detailed. Among several points made in response, Asst. Recording Secretary Coker noted that her main responsibility in recording the minutes is to report the actions of the Board.

*Sue Eads (Lot 2864): Eads offered a suggestion as to how the Membership Concerns might be written.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Holt. The motion passed unanimously and the meeting adjourned at 11:13 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary