

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, August 13, 2016

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

Betty Purdin led everyone in the Lord's Prayer which was followed by the Pledge of Allegiance.

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

**Minutes:** A motion to approve the minutes of the July 9<sup>th</sup> WPOA meeting as published in the August Newsletter was made by Taylor and seconded by Buckley. A yea/nay hand vote was taken and the motion passed unanimously.

A motion to approve the minutes of the WPOA Board's special meeting on July 18<sup>th</sup> as read was made by Holt and seconded by Kirk. A yea/nay vote was taken and the motion passed unanimously.

**President's Report** (Prescilla Redick): Redick chose not to attempt to correct the inaccuracies of any of this month's rumors.

#### **Treasurer's Report as of July 31<sup>st</sup>, 2016** (Vern Taylor):

##### *Operating funds*

- The total July operating income was \$108,982.00.
- The total operating expense for the month of July was \$191,347.00. There were no notable expenses beyond the typical seasonal repair and maintenance expenses.
- The operating fund balance at the end of July was \$447,502.00.

##### *Allocated Assessment Funds*

- Income from allocated operating assessments in July was \$22,481.00.
- Total capital account expenditures in July included only minor incidental expenses which totaled \$896.00.
- The balance of all allocated assessment accounts at the end of July was \$312,154.00.

*Investments* – Invested reserves at the end of July totaled \$270,951.00.

Total cash 'on hand' at the end of July was \$1,030,606.00.

Trustee Kirk expressed concerns about the financial 'books' of the WPOA. Pres. Redick noted that the Assistant Treasurer would meet with Kirk to discuss his concerns.

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

- An insurance audit for both the WPOA and the WRWSD has been completed. The WPOA Board agreed with the broker's one recommendation to increase the umbrella liability insurance.
- The adjustments to the operation of the gates at both the front and back entrances have been made. Cahall noted that it was necessary to install additional iron posts at the entrance gates as someone was entering and exiting the Lake around the gates.

- Some of the dredging equipment is still non-operational. The 1978 Evinrude motor used on one of the push boats locked up and must be replaced. However, the other push boat is now in working order.
- The Federal EPA tested the waters of Lake Waynoka on July 26<sup>th</sup>. Cahall shared details of a preliminary report noting that, overall, the Federal EPA gave Lake Waynoka ‘a clean bill of health’.
- Cahall again requested that any property owner with any concerns about a letter they may have received related to shoreline improvements to contact him to discuss those concerns.

#### **Security Report (Chief Gordon Ellis):**

- During July an increased number of traffic complaints, specifically about stop signs and speed, resulted in a corresponding increase in the number of warnings and citations.
- One pattern of activity, criminal mischief and damaging, was identified in the area of Horseshoe Cove and Mustang Dr. Lawn ornaments, solar lights, and such were damaged on several occasions.
- Chief Ellis shared a couple of safety concerns. He noted that a number of trucks have been stopped with people riding on open tailgates. Also several vehicles pulling trailers or boats with people riding in the trailers or boats have been stopped. Both practices are unsafe with increased risk of injuries if the vehicles should slow down or stop suddenly.
- When asked, Chief Ellis shared that complaints about golf carts have increased, but that no accidents or injuries have been reported. He did remind golf cart owners that to operate a golf cart within Lake Waynoka the vehicle must be inspected and have a decal indicating that it is registered with Security.

#### **Events/Marketing (Gina Dash):**

- Labor Day will be the last day to swim in the outdoor pools this season.
- Line dancing is now being offered at the Lounge every Monday evening from 7 to 8 pm for \$2 a session by Lake Waynoka property owner, Donna Wyatt.
- A great line-up of band performances continues at the Lounge in September, including one during an “End of the Summer Party”. Check the website or the newsletter for more details.
- The next Music on the Green event for members and their guests is on September 4<sup>th</sup> from 7 to 10 pm featuring Spearpoint Band.
- Dash shared a comment, inspired by the many people who visited the Lake Waynoka information booths at the Clermont County Fair and Summer Fest: “Every day is a ‘weekend’ at Lake Waynoka!”

#### **Long Range Planning (Dick Bankes):**

- Bankes shared the progress on the street sign project. Inventory of the street signage is almost complete and cost estimates to replace signage are being requested. (There are 115 different street names and 195 intersections within Lake Waynoka!) Directional signage is also being reviewed as is signage in the recreational areas to create a sense of commonality (colors, design, etc.) The possibility of electronic billboards at the front and back gates will also be investigated.
- *Pres. Redick then noted that she had met with several members of the Committee to discuss the need to review the process for WPOA investment reserves. A roll call yea/nay vote was taken and the Trustees agreed unanimously that this sub-committee should work to assess the adequacy of the present reserves and to suggest actions, if any, which may need to be implemented.*

#### **Lake Advisory (Mike LaPlante):**

- The Committee will soon be posting ways to be good stewards of our Lake in the newsletters. LaPlante offered a reminder that the areas 50 feet from the shorelines are no-wake zones on Lake Waynoka.
- The Committee is also in the process of updating the Boating and Fishing Rules for the Lake. All suggestions and comments are welcome and will be reviewed.
- Testing of the Lake’s water clarity and temperature is being done twice a month until November by members of the Committee.

- LaPlante invited anyone interested in being a member of the Lake Advisory Committee to attend the next meeting at the Lodge on September 6<sup>th</sup> at 7 pm. He welcomed, returning member George Kinney.

**Building** (Tony Tatman):

- Seven permits were issued in July for a total of 45 building permits this year (compared to 46 in 2015).
- *A variance for lot #2047 to replace the existing front concrete stoop with a treated deck and pergola was approved by a yea/nay voice vote with eight yea votes. (A variance was necessary due to the previous approval of the existing structure at less than 40 feet to the road right of way which is in violation of the WPOA Covenants and Restrictions.)*

**Rules and Regulations** (John Buskey): Buskey reminded everyone of the special member meeting to vote on the CODE from noon until 2 pm today. He also shared that he would be available to answer questions following this meeting and prior to the special meeting.

**Nominating Committee** (Anna Clark):

- Clark announced that there will be three Trustee positions open on the WPOA Board and two Trustee positions open on the WRWSD Board during the 2016 elections.
- Clark then shared the proposed election time table. A couple of suggestions were made by property owners: 1.) The Board should consider moving the entire election process forward so that the election ends prior to the closing of the Campground. 2.) An informal ‘meet and greet’ should be scheduled some time in October as well as after the November WPOA Public Meeting on November 12<sup>th</sup>.
- *The Board then approved the 2016 proposed election timetable as presented by a yea/nay voice vote with eight yea votes.*

**Election Inspectors** (David Patton and Margi Borgman): Patton and Borgman shared how the special meeting to vote on the CODE will be conducted today as well as general information about electioneering, information tables, etc. The ballots will be counted immediately after the last property owner votes at 2 pm.

**Campground** (Walt Robinson):

- Robinson shared several Campground activities including Karaoke nights, movie nights, the Labor Day Weekend Breakfast on September 3<sup>rd</sup> at 8 am, the Chili Contest on September 24<sup>th</sup> at 2 pm; and the ‘closed gate’ Halloween Night on October 15<sup>th</sup> from 5 until 6:30 pm when the Campground is closed to all types of transportation from cars to skateboards at 4 pm that day.
- **Robinson encouraged all property owners and clubs to HELP set up the Haunted House for the Halloween Night at the Campground. Contact Robinson at 513-290-6892 to volunteer. The future of this activity depends on the amount of HELP that is volunteered this year. Donations of candy as well as cash are always welcomed too. Drop either off at the Campground Office or the Administration Office.**
- The gravel lot at the Campground is available for winter boat storage for a fee of \$100.
- The ‘Do Not Enter’ signage and arrows are up and helping direct traffic.

**Civic Club** (Tony Tatman): Tatman shared that the next meeting of the Civic Club will be the pontoon boat dinner on August 23<sup>rd</sup> at 6 pm at Vince and Diana DeVol’s dock. He also shared that Lake Waynoka clothing ordered on Waynoka Day is now available to be picked up.

**Water Sports Club** (Vern Taylor): Taylor shared the success of the 9<sup>th</sup> Annual Poker Run held on August 6<sup>th</sup>. One hundred more participants than last year (524 vs. 424) ‘paid to play’ this year! Taylor announced the top five winning hands and the split the pot and cooler winners as well as the People’s Choice winner of the five stops and the best decorated boat. The Club is also sponsoring the Lake Waynoka Car Show on August 20<sup>th</sup> from noon until 5 pm at Little Turtle.

**Chapel** (Rev. Talley): Talley shared that the support of the community on Bingo nights is appreciated. He shared that the Chapel is serving the Labor Day Campground Breakfast on Sat., Sept. 3 beginning at 8 am. The Christmas dinner and auction for the Needy Children is Sat., Oct. 29<sup>th</sup> at 6 pm in the Recreation Center (cost

\$12 per person). The Chapel congregation invites everyone to join them on Sat., Oct. 1<sup>st</sup> on their trip to Renfro Valley (three shows and supper - \$60) and on Sat., Oct. 15<sup>th</sup> to the Creation Museum and the Ark (\$60).

**Shawnee Squaws** (Margi Borgman):

- The annual picnic for the veterans living at the Ohio Veterans Home in Georgetown is Friday, August 19<sup>th</sup>. The vets will begin fishing at 9:30 am. Lunch will be served between 10:30 and 11 am. All veterans who are Lake Waynoka property owners are invited to join in the fun!
- The Squaws will be serving food at next week's Car Show sponsored by the Water Sports Club. The monies will go toward the Labor Day Fireworks which will be launched from the dam at dark on Saturday, September 3<sup>rd</sup>. The dam road will be closed from 6 until 10 pm. Signage will be posted several days prior to the event. During Waynoka Day the Squaws raised \$1632 from the split the pot and the basket raffle for the Fireworks!
- The annual Craft Show is Saturday, October 9<sup>th</sup>. Contact Valerie Bullock to rent a space.

**Art Club** (Joanne Edwards): Edwards thanked the members of the Art Club for taking over the responsibilities of creating the art display and sharing rock painting with the kids on Waynoka Day. The next monthly meeting of the Art Club will be Monday, September 12<sup>th</sup> at 6:30 pm. Eileen Brown's weekly art classes begin again on Monday, September 12<sup>th</sup> also at 10 am. The next Uncorked on Canvas is Saturday, November 12<sup>th</sup>.

**Lake Committee:** (Prescilla Redick): The next Wednesday night bass tournament will be August 17<sup>th</sup>. Saturday, September 24<sup>th</sup>, is the Fall Tournament. The Bass Classic (by invitation based on points earned during the Spring, Night and Fall Tournaments) will be Saturday, October 8<sup>th</sup>. The Committee meets at the Marina on the Lake at 4:30 pm on the dates of the Wednesday night tournaments. Anyone interested in being a member of this committee is welcome!

**Unfinished Business:** none

**New Business:**

- Over recent months the Board has discussed the security of both the Administration Office and the 'Security Shack'. Pres. Redick and Mgr. Cahall shared the details as to how the security of these two facilities would be improved. *The Trustees then took a yea/nay roll call vote to approve the expenditure of 'just' under \$6K to repair and upgrade a total of four doors (one into the Administration Office and three at the 'Security Shack' including the Chief's Office) to limit access to these areas via a job and to record the individuals who enter these areas. The motion passed unanimously with eight yea votes.*
- *The Trustees then took a yea/nay roll call vote to approve the purchase of a new motor for one of the push boats used in the dredging operation at the cost of \$6805.40. The motion passed unanimously with eight yea votes.*
- Mgr. Cahall shared the details of the increase that was recommended regarding the umbrella liability insurance. *The Trustees took a yea/nay roll call vote to approve an increase in the umbrella liability insurance paid jointly by the WPOA and the WRWSD from \$5M (set in the early 90s) to \$10M at a cost of \$2500 per company. The motion passed unanimously with eight yea votes.*
- Pres. Redick noted that the Campground meetings are held the 1<sup>st</sup> Saturday of each month at 10 am during the season. At the last meeting a suggestion to provide an incentive for campers to pay their fees in full, rather than month by month, was made. Treasurer Taylor and Mgr. Cahall have been asked to discuss and investigate this option.
- Pres. Redick then announced that the Board, in respect of transparency concerns, will be implementing a new procedure to present non-emergency motions at public meetings. These motions will be shared at a meeting one month in advance of the vote, to approve or disapprove the motion, to allow input from property owners. The motions will be reviewed, and possibly be rewritten, before presenting the motions for a vote at the following meeting.

The following three motions were read for public comment:

1. Motion #259 – to rescind Motion 3 of October 8, 1988 and Motion 174 of June 9, 2007 that the WPOA will pay the cost of power line extensions for new construction where power is not already available. The WPOA will no longer reimburse a member for this cost.
2. Motion #260 – to approve that all fines resulting from a citation must be paid within 30 days after the date of review/appeal on the citation or as directed by the citation review committee. Failure to do so will result in the member not being in good standing. All member cards and gate stickers under the member’s account will be deactivated at that time.
3. Motion #261 – to approve that real estate “Sold” signs must be removed from properties within 14 calendar days of closing on the property. The property owner may be fined \$50 if the sign is not removed.

Redick indicated that the ‘grandfathering’ issue of dock locations will also be shared and discussed.

*Please note: Several comments regarding these motions were made from the floor, but could not be heard clearly on the recording of the meeting. jac*

**Motions and Resolutions:** none

**Board Concerns:** Trustee Kirk shared several concerns regarding the manner in which the WPOA’s financial reports are being written and presented. Kirk agreed that he will ‘work out a time’ to meet and discuss his concerns with those responsible for these reports.

**Membership Concerns:**

\*William John (Lot 2877): John shared his concerns and opinions about the reserve funding of the WPOA. He shared how the present code or Blue Book from 1996, the Ohio Revised Code 5312.06 and the proposed CODE, which will be voted upon today, all address reserve funding for the WPOA.

\*Phil Cady (Lot 3879): Cady asked that Motion #259 be reread. He asked the Board to consider what this motion will do to the cost of building on lots where there is not electricity. In turn, Cahall asked if the property owners should supplement someone to build a house on a lot without electricity when the majority of this community already has electricity.

At 11:18 am the Board adjourned the public meeting to go into executive session to discuss finances and permit requests.

At 11:48 am the public meeting reconvened. Pres. Redick shared three actions that were taken by the Board during the executive session: 1.) The Board voted ‘no’ on a request to allow that a permit be issued to build a dock on a public/common area. 2.) A request regarding an attached garage was tabled until additional information can be obtained from an attorney. 3.) A request to purchase a lot from the WPOA in a lake access area was also tabled so that other alternatives can be researched.

**Adjournment:** A motion to adjourn the meeting was made by Taylor and seconded by Koch. The motion passed unanimously and the meeting adjourned at 11:50 pm.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary