

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, October 8, 2016

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

Pastor Talley gave an invocation which was followed by the Pledge of Allegiance.

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

Barry Woodruff, one of the three Brown County Commissioners, spoke to those in attendance sharing his qualifications, opinions and achievements as a Commissioner in his bid for re-election in November.

Minutes: A motion to approve the minutes of the September 10th WPOA meeting as published in the October Newsletter was made by Taylor and seconded by Koch. A yea/nay hand vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): In regards to rumors which continue to circulate in Lake Waynoka, Redick stated, "The Board still does not plan to sell the Campground to the KOA or build a restaurant and new bath house at Beach, regardless of the cost."

Treasurer's Report as of September 30th, 2016 (Vern Taylor):

Operating funds

- The total September operating income was \$82,595.00.
- The total operating expense for the month of September was \$171,673.00.
- The operating fund balance at the end of September was \$260,165.00.

Allocated Assessment Funds

- Income from allocated operating assessments in September was \$15,158.00.
- Allocated assessment account expenditures in September totaled \$2,057.00.
- The balance of all allocated assessment accounts at the end of September was \$293,004.00.

Invested Funds – Invested reserves at the end of September totaled \$271,080.00.

Total cash 'on hand' at the end of September was \$824,249.00.

Manager's Report (Mgr. Cahall):

- The dredging continues. A bulldozer has been rented to spread the dredged sediment so that it dries. The repair to the hydraulic line on the dredging track hoe was repaired in 24 hours and is back in operation. Biodegradable fluids are used to protect the Lake's water as well as its animal and plant life.
- The security lock project at the Administration building and the Security 'Shack' has been completed.
- Those property owners who received letters requiring them to improve their shorelines have all responded responsibly. No fines have been issued. Cahall will inspect all of these shorelines again in the spring 'to make sure all promises have been kept'.
- Cahall spent a great deal of his time during September working on the 2017 fiscal budget for the WPOA. The Finance Committee had its first meeting last Friday and will meet again on the 14th.

- The sealing of cracks in Waynoka Dr. will begin soon. Please be cautious when traveling through the work areas.
- The ‘kiddie’ pool has been resurfaced.
- ‘No Parking’ signs for the turn-around road at the back gate are ‘on order’. Until the signs are erected vehicles cannot be towed, but notes are being placed on windshields stating that this is a ‘no parking’ area.

Security Report (Chief Gordon Ellis):

- Chief Ellis noted that the activity for the month of September was not greatly changed from August.
- In regards to the drug/heroin issue Chief Ellis shared that narcan nasal spray inhalers are carried in Lake Waynoka’s ‘marked’ units and that all rangers have been trained to administer it.
- In response to William John’s concerns about possible lawsuits against first responders for improperly administering narcan, Chief Ellis shared the following information:
 - Narcan is a benign drug which means it has no effect on someone not using drugs and only affects someone overdosing on an opiate.
 - The Ohio Revised Code has a provision which clears responders of liability when administering narcan.
 - The Good Samaritan law in Ohio also protects responders administering narcan.

Events/Marketing (Gina Dash):

- The Rec Center will be celebrating Halloween on October 31st by awarding prizes for costumes during the cardio fit class as well as offering a glow-in-the-dark water aerobics class. A luncheon will follow. The ‘chair-fit’ class is now offered twice weekly on Tuesdays and Thursdays from 9 to 10 am. The Rec Center will be closed on Thanksgiving Day.
- The Lounge is holding a Halloween party on the 29th. A limited number of tickets are available (\$10 each). Food and entertainment by Lift the Medium will be provided. Costume prizes will be awarded.
- Dash believes that the Lake Waynoka information booth at the Brown County Fair was ‘very beneficial and an inspiration!’ Some of the visitors shared how much they enjoyed living at the Lake now while others shared memories from years ago. Cahall reported that two ‘Fair Special’ lots were sold and that at least three other parties were given newsletters with the ads of the realtors who can assist them in obtaining lots on which to build in Lake Waynoka.
- *Dash shared that she will be distributing packets of guideline documents to club presidents, committee ‘chairs’, department heads and other individuals to assist them in promoting their events more successfully. She said, “Our goal is to have communication and team work, to stay connected and informed, to get better results, and thus, to achieve more!*

PLANNING & PROMOTING = SUCCESSFUL EVENTS

Long Range Planning (Dick Bankes):

- An updated draft of the long range strategy section of the 2017-2021 Long Range Plan was submitted to the President for review. The 1 to 5 year budgetary forecast report for 2017 – 2021 has been updated with the General Manager’s forecasts and returned to him as well as the President for review. A joint review meeting with the Manager and President will be held soon.
- General research continues on the census data project.
- An analysis of the condition/replacement of the street signs, the updating of location and wayfinding signs and the cost of electronic communication boards for both gates is complete. A meeting with the General Manager to discuss the findings and how to implement a plan will be held soon. A formal project proposal will then be submitted to the President for review.

- The team has completed its analysis of available online survey software. The Project Team will be meeting with the General Manager and Staff to review product findings and recommendations, to define website technical interface requirements and to review the processes of obtaining and maintaining member email addresses. The Election Inspectors will be asked for input as to how to address security procedures and processes required for using the software for any future online voting opportunities.
- The team continues to work on Phase 1 of general reserve adequacy review process project: definition and analysis of unanticipated risks to the WPOA and potential financial impacts. They are currently at work refining the definitions, priorities and impacts of the major risks identified so far.
- Work to update and improve the Long Range Planning Committee's web page continues as a low priority project. A general update will be done and new information on Committee volunteer membership, roles and responsibilities, project involvement of volunteers, issues on team confidentiality and other matters of concern to Committee members and the community will be added.

In response to a question about a 'non-disclosure or confidentiality' clause on the application to be a member of the Long Range Planning Committee, Bankes shared that he believes that "it is incorrect to say that the application has a non-disclosure or confidentiality agreement". Bankes noted that there is a statement on the application which indicates that when a member of the Committee is working on a project he may come across information that is 'confidential' to the Board. Bankes feels that 'out of respect' for the committee members, the Board, the General Manager and the membership, this information should not be shared by members of the Committee with those not involved in the work process of a project. The time when specific, and, perhaps, confidential information about a project should be shared with the membership, is only after the Board reviews and approves that the information can be shared, and not before.

Lake Advisory (Mike LaPlante):

- The Committee continues to look for members who are interested in helping to maintain the health of the Lake Waynoka's waters. The Committee meets the first Tuesday of the month at 7 pm in the Lodge.
- The last surface water monitoring/testing for this year will be done October 18th. Testing will be done twice a month from July through October in 2017.
- *Property owners should not 'drop off' boats at the Marina for repair before notifying Marina personnel. Contact the Marina (446-4429) to make an appointment. Overnight 'parking' is not allowed at the Marina docks.*
- LaPlante reminded property owners not to rake leaves or 'blow' grass clippings into the Lake. Both the clarity and the acid level of the water are affected by these materials. "Help keep our lake clean!"
- The Committee has completed its review and update of the Lake Waynoka Boating and Fishing Guide. Copies are now being reviewed by Mgr. Cahall and Chief Ellis.

Building (Tony Tatman):

- Three permits were issued in September totaling 52 building permits in 2016.
- *A motion to approve a variance for lots #2185 and #2186 to allow a detached garage and a storage building which will total 2220 square feet was made by Redick and seconded by Meese. A yea/nay voice vote was taken and the motion was passed with seven yea votes. (Presently the property has a detached garage that is 24' x 30' and is located about a foot from the house. The storage building will be 30' x 50'. The total square footage of these structures will be 2220 square feet.)*
- At this time Motion #262 which amends the Building Planning Code for storage buildings was read to allow time for discussion. Motion #262 will be voted upon during the November WPOA Public Meeting. The amendments are as follows: The storage building shall not be more than 1500 sq. ft. (previously 200) in floor area. The storage building side walls may not be more than 12 ft. (previously 13) in height. The roof peak shall not exceed 20 ft. (previously 13) in height with a minimum of 4/12

pitch. The maximum dimensions for a storage building will be the same as for a detached garage. The need to request variances to build storage buildings should be reduced with passage of Motion #262.

Rules and Regulations (John Buskey): Buskey reported that the Committee members have met several times during the last month in both sub-committees and as a full committee. About 80% of the 'yellow book' has been reviewed. Editorial work, the changing of phrasing, the correction of punctuation, etc. are being done. When this work is finished the next step will be to reorganize the document so that it is easier to find specific information.

Nominating Committee (Anna Clark):

- Clark shared that the two open positions on the WRWSD Board will be filled by acclamation: Mike LaPlante and Prescilla Redick will return to the Board.
- Nine candidates – Steve Johnson, Doris Kitchen, Pete Levermore, Steve Meese, Walt Robinson, Steve Sears, John Sharp, Steve VonWahlde and Mike Woods – will be on the ballot vying for the three open positions on the WPOA Board of Trustees.
- The envelopes with ballots and instructions to vote will be prepared for mailing on October 20th.
- The candidates are invited to speak during Membership Concerns today. They are also invited to speak at a formal 'meet and greet' event for the membership which is scheduled on November 12th immediately following the WPOA meeting.

Election Inspectors: no report

Campground (Walt Robinson): Robinson noted that the Campground closes November 1st. The Campground will reopen April 1st, 2017. Robinson is hoping that next year's season will have fewer rainy weekends than this year! The details of the Haunted House and Halloween Trick or Treat on October 15th were shared. Robinson thanked a number of people for their help this season at the Campground.

Civic Club (Tony Tatman): Tatman shared that the 2017 calendars are now available for \$4 each or 3 for \$10. They may be purchased at the Office or from Civic Club members. Lake Waynoka clothing (sweatshirts, polo shirts, etc.) will be sold in the Lodge following the November WPOA meeting. The next meeting of the Club will be the Annual Dinner on October 25th beginning at 6 pm at the Y Restaurant. The election of officers for 2017 will be held.

Water Sports Club (Vern Taylor): Taylor thanked everyone for their participation and support of the events and activities which the Club has sponsored this year. It has been a profitable year and the Club members are discussing what to do for Lake Waynoka this year. Last year's beach umbrella restoration project cost approximately \$9K and they plan to provide a similar level of funding for this coming year's project. The Club is 'picking up' the tab for all veterans during their Veterans Day Appreciation event at the Lounge from 4 to 8 pm on Friday, November 11th. Everyone is welcome to come and honor our veterans! The details related to the Christmas celebration at the Veterans Home will be available soon.

Chapel (Pastor Talley): Pastor Talley encouraged everyone to purchase their tickets (\$12 each) for the dinner and auction, as well as music, being held on Saturday, October 29th at 6 pm to raise monies for the Children's Christmas Fund. Jeff DeVilbliss is providing the meats and church members will prepare the remainder of the meal. (Contact Carolyn Slater for tickets.) Talley reminded everyone of the 2nd Sunday carry-in dinner and Bingo tonight. Several activities are planned in October: October 15th – excursion to Noah's Ark exhibit; October 23rd – excursion to Utopia, Ohio to see an underground church; and October 30th – a hayride and hot dog roast at the Chapel.

Shawnee Squaws (Margi Borgman): Borgman invited everyone to the annual Craft Show to purchase both crafts and lunch today. The next meeting of the Squaws is November 8th at 10 am in the Lodge. The meeting will be followed by going to lunch and a movie.

Art Club (Joanne Edwards): The monthly meetings of the Art Club are always the second Monday of each month at 6:30 pm in the Lodge. The next Uncorked on Canvas is Saturday, November 19th at 6 pm. Tickets are limited (30) and sell quickly for \$25 each.

The Christmas Party will be Monday, December 12th in the Lodge at 6:30 pm. Everyone is invited to bring a glass (wine or otherwise) or a plate to paint. (All supplies will be provided.) *A motion to allow this event to be BYOB was made by Redick and seconded by Buckley. A yea/nay vote was taken and the motion passed unanimously.*

Lake Committee: (Prescilla Redick/Joanne Coker):

- Bass fishermen in 25 boats are fishing the Bass Classic (by invitation based on points earned during the Spring, Night and Fall Tournaments) today. This year's Classic was named the Mike Carroll Memorial Tournament, in honor of a man who enjoyed fishing Lake Waynoka many times during his lifetime.
- The Lake Committee is encouraging WPOA members who own properties with a shoreline to support the Russellville Fire Department by purchasing reflective lot number plates. These plates will be installed on docks or shoreline posts as lakeside location indicators for Security & fire/rescue personnel as well as for friends who want to visit others on the Lake. The cost is \$25 per plate. Check the newsletter or on-line for further details. Flyers are also available in various locations.
- Anyone interested in being a member of this committee is welcome! The next meeting will be Wednesday, April 19th at 4 pm at the Marina, prior to the first Wednesday evening tournament of 2017.

Unfinished Business: none

New Business:

Please note that the 'grandfathering' of docks on lake access lots is a multi-faceted and complex issue. I have generalized the discussion and not shared specific opinions and thoughts about this concern. jac

- President Redick opened up the floor to a discussion about the 'grandfathering' of docks on lake access lots. Both Trustees and property owners were invited to share their thoughts and opinions.
However, Mgr. Cahall first shared what it would mean if docks on lake access lots were to be grandfathered both in regards to the life span of a dock as well as its impact on property owner rights. He also noted that the WPOA would be 'open' to lawsuits and would have no authority to negotiate disputes unless a judge said so. He explained that approval to 'grandfather' docks on lake access lots would require a yea vote from 60% of the WPOA members in good standing who actually vote on the issue. He also noted that the Board will vote today as to whether or not to an amendment of the code should be sent to the membership for such a vote. Cahall shared how concerns about docks on lake access lots 'in issue' are presently being handled and would be handled if not 'grandfathered'.
Several property owners expressed support of 'grandfathering' (Mike Woods #273, Jim Meyer #2892, and Doris Kitchen #2844) while others expressed their opposition (Dennis Russell #569 and John Buskey #1785). There were questions as to how a vote of the membership would be done and which lake access lots had docks that were 'in issue'.
Motion #263 was then made by Redick and seconded by Johnson to decide whether or not the Board should seek approval from the membership to 'grandfather' docks on lake access lots. A roll call vote was taken and the motion failed with seven nay votes. (*See Motions and Resolutions below for further details.*)
- President Redick then shared that the next time the CODE of Regulations is presented to the membership for a vote it will be done by a mailing to all members in good standing.
Members of the Rules and Regulations Committee are meeting with members of the Concerned Citizens of Waynoka group and discussing their items of concern in the revised CODE.
Informational meetings will be set up in November and December to share with the membership the proposed changes to the revised CODE.
Redick noted that this vote on the CODE will most likely not be done until next year.

Motions and Resolutions:

Motion #263 was made by Redick and seconded by Johnson to send an amendment of the code to the membership of the WPOA for a vote which 'grandfathers' docks on lake access lots. A roll call vote was taken and the motion failed with seven nay votes.

Board Concerns: none

At this time eight of the nine candidates, – Steve Johnson, Doris Kitchen, Pete Levermore, Steve Meese, Walt Robinson, Steve Sears, John Sharp, and Mike Woods – who will be on the ballot vying for the three open positions on the WPOA Board of Trustees, introduced themselves and shared their thoughts about serving the Lake Waynoka community as a WPOA Trustee.

Membership Concerns:

*William John (Lot 2877): John questioned the status of the all hazard sirens that are to be installed at the Lake. Cahall shared that he does not believe they have gone out for bid yet. John asked that Cahall contact Beth Nevel for an update.

*Jim Meyer (Lot 2892): Meyer noted that while attending the recent OLCA meeting he attended a session during which attorneys shared opinions. Meyer shared several of those opinions: the length of time recordings of the public meetings should be kept for at least six months; that all meetings should be open; and that grandfathering should be done for all kinds of structures.

*Steve Rish (Lot 2895): Rish thanked everyone for cards, prayers and well wishes. He then asked, "Why can't I get a copy of the roster of WPOA members?" He was told this would be available next year after dues statements are sent and everyone is given the opportunity to 'opt out' of sharing their personal information for an updated directory.

*Tom Wyatt (Lot 3194): Wyatt shared that he is 'still disappointed in the financial report'. He believes that 'expenses are not all inclusive (prime example, the lounge) and the reporting of the expenses is not representative'. The Treasurer and Wyatt discussed whether or not profit and loss statements would show the figures Wyatt is seeking.

*Nicole Briggs (Lot 3336): Briggs and her husband are building a new home. They know other property owners are regularly walking through their property. They would appreciate it if this activity would stop. It was suggested that Security or the Manager be called because these people are trespassing.

*Doris Kitchen (Lot 2844): Kitchen was told in response to her question that "Yes, a 'full blown' audit is done at the end of the year."

*Mike Woods (Lot 273): Woods asked if the WPOA can require contractors to have liability insurance. Mgr. Cahall noted that the Board has been advised in the past that, unless the WPOA sets up a permit department and contractors are required to be licensed, the WPOA should not get involved in this concern.

At 12:10 Taylor moved and Koch seconded a motion to adjourn the public meeting and go into an executive session to discuss a contract. A yea/nay vote was taken and the motion passed. (A short citation review was held prior to the executive session.)

At 12:35 pm the public meeting reconvened. Pres. Redick shared that the Board agreed to not renew a replacement release as requested for the restaurant next year in April.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Koch. The motion passed unanimously and the meeting adjourned at 12:36 pm.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary