

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, November 12, 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.

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

Minutes: A motion to approve the minutes of the October 8th WPOA meeting as published in the November Newsletter was made by Kirk and seconded by Holt. 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 October 22nd as read was made by Holt and seconded by Yannone. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick):

- Pres. Redick did not take time to share any of the rumors presently circulating around Lake Waynoka.
- However, Redick did share the fact that stickers (RFID) will be provided by the Kitchen Family for all Brown County agency vehicles for the next five years in memory of Tom. Doris and her family were shown appreciation from the Board and all of those present by a round of applause.
- Pres. Redick then recognized the veterans who have shown 'their support of this country and its citizens by their service'. They also received a round of applause.

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

Operating funds

- The total October operating income was \$97,937.00.
- The total operating expense for the month of October was \$136,605.00.
- The operating fund balance at the end of October was \$257,469.00.

Allocated Assessment Funds

- Income for allocated operating assessments in October was \$13,782.00.
- Allocated assessment account expenditures in October totaled \$21,707.00 which included \$18,425.00 for the resurfacing and repair of the baby pool (from the General Improvement Fund) and \$3282.00 (from the Lake Fund) to mount the new motor for one of the push boats and to do the trim repair on the other push boat.
- A total of \$49,155.00 was transferred to operating funds in October which included \$11,940.00 from the Campground Capital Fund for operating labor expense reimbursement and \$37,215.00 from the General Improvement Capital Fund for reimbursement of the cost of construction of the Marina Building (which was originally paid for from operating funds). When added to the total capital transfers of \$11,432.00, the net reduction to assessment accounts, due to transfers, was \$37,723.00.
- The balance of all allocated assessment accounts at the end of October was \$235,859.00.

Invested Funds – Invested reserves at the end of October totaled \$270,906.00.

Total cash ‘on hand’ at the end of October was \$764,234.00.

Manager’s Report (Mgr. Cahall):

- The main lake valve will be opened on Friday, November 18th to begin the process of draining the effluent from the lagoon.
- Mgr. Cahall reported that he bought 41 unsold WPOA lots, each for the minimum bid, during the Brown County Auditor’s sale the end of October. Many had been owned by the Waynoka Development Corporation which went bankrupt in the ‘70s!
- The sealing of cracks on Waynoka Dr. should be finished during the coming week.
- A new snow plow will be purchased this season.
- For those concerned about the three bulbs that need to be replaced in the Rec Center gymnasium, the equipment rental company has promised that a scissors lift will be available this coming week to do this maintenance. This piece of equipment is expensive and the WPOA will continue to rent the scissors lift when needed.
- The Campground is shut down for the winter season. A water leak was repaired.
- In the WPOA’s statements for annual dues next spring, there will be an option asking property owners whether or not they want to ‘opt out’ of having their information included in the next directory of WPOA property owners. Another option which would allow property owners to pay for vehicle stickers at the same time as they pay for their annual dues is being investigated.
- A new two year contract was negotiated with Rumpke for trash pick-up (no increases in 2017 and an increase of 57 cents in 2018).
- Work continues on the 2017 fiscal budget for the WPOA. The Board will vote to approve this budget at the December public meeting.
- A motion to limit self-contained camping in the Campground will be presented under New Business.

Security Report (Chief Gordon Ellis):

- Pres. Redick thanked Chief Ellis for his service to the Lake Waynoka community. Chief Ellis will assume the responsibilities of Brown County Sheriff in January 2017.
- In turn, Chief Ellis thanked the residents of Lake Waynoka for their support during his 6 ½ years of service to the community. He stated, “I have been blessed and honored to be your police chief. My family and I cannot thank you enough for the support we have received from you. Your support has been more than from any other community (*in which we have served*).”
- Chief Ellis then introduced the next Security Chief of Lake Waynoka, Dave Wallace. Chief Wallace shared a bit of his experience, his qualifications and his thoughts about serving the Lake Waynoka community.
- Chief Wallace reported that there had been three arrests in October. None were related and no criminal trends are evident.

Events/Marketing (Gina Dash): Dash shared a number of activities, events and classes being provided by the WPOA during the next month or so. Information and details can be found on the Lake Waynoka website (www.lakewaynoka.com) and calendar, on the Facebook pages for Lake Waynoka as well as the Rec Center and the Lounge, in the Lake Waynoka Newsletter and calendar, in the local newspapers and in many other locations!

- The Rec Center now has a new and official Lake Waynoka Recreation Center Facebook page! Among the activities being promoted are the Walk-Run-Go class on Saturday mornings; the Men’s Basketball League which begins Sunday, January 8th, 2017; a Turkey Giveaway; and a Christmas Cardio Class on

the December 23rd. **The Rec Center will close on Christmas Eve at 2 pm and will be closed all day on Christmas.**

- The Lounge will have bands, karaoke, an Ugly Sweater Christmas Party, a Bengals game Chili Cook-Off and other activities during December. Check the website, the Newsletter or Facebook for more information. **The Lounge will be open on Christmas Eve from noon until 6 pm and will be closed Christmas Day.**
- Dash thanked all of the club presidents, managers, and group leaders for their great response to the “Organization Guideline for Success” packet which she distributed at the last meeting. Additional copies are available from Dash. Dash also shared, “I feel honored to be able to share with everyone, all of the wonderful events and activities that are provided for you by the WPOA!”

Long Range Planning (Dick Bankes):

- **General Reserve Adequacy Project.** The General Reserve Project Team has identified about 65 types of risks including external (tornadoes, weather conditions, dam leaks, etc.) and internal (board actions, financial, etc.). Each risk was rated High, Medium and Low in terms of probability and impact to the community. The top 20 of the highest risks were studied in detail. The next process is to propose a dollar value to the WPOA Board for inclusion into the general reserves. Recommendations will be made to the Board by the end of the year. Terry Borgman is managing this project.
- **Street Signs.** The Street Signs Project Team presented the conclusions and recommendations of the Street Signs Project to Mgr. Cahall on November 2nd. He has accepted the recommendations and the plan will be submitted to the Board for approval as part of the 2017 Capital Budget proposal. The replacement of all street sign blades and brackets and refurbishment of the sign posts for all our 193 intersections will be done over a two year period (2017 & 2018). All signs including those in recreation and dock areas and ‘wayfinding’ (directional) signs will adopt a blue and white color scheme with fonts like the large sign at the “Y” intersection near the front gate. New large electronic message boards will be installed at the front and back gates. The Project Team developed a final project plan at an estimated cost of \$46,500, excluding Lake Waynoka labor costs for installation of the signs, compared to early estimates between \$100K - \$150K. Purchased materials costs are expected to be further reduced by the General Manager’s negotiating efforts. Bankes asked the community clubs and organizations to consider making donations to help pay for the electronic message boards as a way to help offset the project costs. (Note: this project does not include signage at the campground as those are already being handled under a separate project.) Bankes thanked Pete Levermore, Project Manager, and Jim Meyer for their outstanding work on this project.
- Bankes did not report to the property owners about several other projects of Long Range Planning Committee. However, he did provide an update which he asked to be included in the minutes:
 - **2017 – 2021 Long Range Plan and Budget Forecast.** A joint review meeting with the Manager and President is still pending to discuss the strategy portion of the Long Range Plan for 2017-2021 and the 1-5 year Budgetary Forecast Report for 2017-2021.
 - **Census Data Project.** The general research stage continues. The Project team has determined that the census data will have limited use in profiling our community because it is based on full-time residents, who comprise only about 1/3 of the overall membership. Therefore the team is looking at data sites with similar information. Michael LaPlante is heading up this project.
 - **Online Survey Software.** The Survey Project team met with Administration staff on November 2 to review the project status and to define next steps. Consensus was reached to proceed with a limited scope implementation of the survey software. A limited scope will allow us to assess

interest before committing to the risk of a major project. Initially surveys will probably be limited to those of an “opinion” or “idea solicitation” nature. It appears that there are limitations presently because the Lake Waynoka management system and those of the survey software do not appear able – without extensive development on our part - to support surveys that have both 100% protection of respondent identity, from the survey project teams and others, while also 100% guaranteeing that only members in good standing respond once. In regards to using software for future voting on things such as Rules changes or possibly even Trustee elections, it was noted that an additional limitation is poor membership support for email communications. Only about 200 members have registered their email addresses so far. David Patton is the manager of this project.

- **Committee’s Webpage.** Work to update and improve the Long Range Planning Committee’s web page continues as a low priority project.

(Please note that all of the update provided has not been included in these minutes. Bankes would be happy to share further details of each project with anyone having interest or questions. jac)

Lake Advisory (Mike LaPlante):

- The Committee welcomes Kathy Sewall as its newest member. The Committee meets the first Tuesday of the month at 7 pm in the Lodge. All interested property owners are invited to participate.
- The data from the surface water monitoring/testing is being updated on the Citizen Lake Awareness and Monitoring Program’s website. The organization has a backlog of data so keep checking <http://www.eyesonthewater.org/olms/>. In 2017 testing will be done bi-monthly, July through October.
- LaPlante reminded property owners not to rake leaves or ‘blow’ grass clippings into the Lake and to get their boats out of the water by the 18th when the main lake valve is opened to drain the lagoon.

Building (Tony Tatman):

- Eight permits were issued in October, one of which was for a new home. In 2016 only five permits for new home construction have been issued compared to eleven last year.
- *A motion to approve a variance to allow a 1500 square foot storage building to be built on lot #3173 was made by Redick and seconded by Taylor. A joint lot agreement is in place for lots #3173 and #3174. The existing storage building on lot #3174 is to be removed within the time frame indicated on the approved permit. A yea/nay voice vote was taken and the motion passed unanimously.*
- *A motion to approve a variance to allow a temporary gazebo to be installed near the boat dock on lot #428 was made by Meese and seconded by Koch. This does locate the structure closer to the water than allowed by Current Restrictive Covenants (minimum 50 feet). The structure will be removed at the current owner’s expense when he no longer resides on lot #428. The structure is to be anchored to withstand 90 mph winds. There was discussion of this variance in regards to it being against the Covenants versus a ‘quality of life’ issue (as the owner is wheelchair bound). A yea/nay voice vote was taken and the motion passed with seven yea votes and two nay votes (Kirk and Yannone).*
- *A motion to approve a variance for a ‘dig out’ of 6 to 8 feet to even up the shoreline on lots #3293 and #3294 as well as another ‘dig out’ of approximately 6 feet on lot #3294 to allow for boat slips was made by Holt and seconded by Buckley. A yea/nay voice vote was taken and the motion passed unanimously.*

Rules and Regulations (John Buskey):

- Buskey reported the Committee’s progress in regards to the update of the general rules and regulations book or the ‘yellow book’. The editorial work (grammar, punctuation and clarity) has been completed; a new table of contents and alphabetical index are included. Verification that motions are in the Rules and Regulations is finished; identification of motions that need to be rescinded is being done. The document is presently being reviewed by staff and will be given to the Board by the end of November for their review. Once the Board reviews the document it will be posted on the website for 30 days for the

property owners to review and comment. Then the Committee will review comments and make further recommendations. Lastly, the Board will once again review the document and vote to adopt the ‘yellow book’ (by a 2/3 majority).

- Buskey then reviewed the status of the proposed revisions to the CODE of Regulations following its failure to pass in August 2016. Buskey shared that “neither the R&R Committee nor the Board is confident that we know specifically what sections or paragraphs are at issue”. One of the issues of concern appears to be the ability of the Board to get loans or mortgages and the Board is considering revisions to this issue. Buskey then outlined the various requests that have been made by the Committee, through the Manager, to open a dialog with several different members of the group which opposes the CODE as well as the results of those requests. At this time no meeting has been held between members of the R&R Committee and the “opposition” group to discuss their differences of opinion in relation to the CODE of Regulations.

Election Inspectors (David Patton): Patton reminded property owners that the deadline for receipt of the ballots for the election of the 2017 WPOA Board Trustees by the WPOA is November 18th (postmarked no later than November 28th). Patton stated that neither the Election Inspectors nor the WPOA are responsible for any of the postings on Facebook related to the upcoming WPOA Election. The WPOA is administrator of only three of the many Facebook pages on which the words ‘Lake Waynoka’ appear: Lake Waynoka, Lake Waynoka Lounge and Lake Waynoka Recreation Center.

Campground (Walt Robinson): Robinson announced that the Russellville Fire Department will hold a Spaghetti Dinner on November 19th at 5:30 pm at the station in Russellville. Robinson then noted that although the Campground is closed, planning for next year’s activities has already begun. There was a brief discussion of concerns about Security’s ability to safely and effectively manage the vast number of people and cars during the annual Trick or Treat Night at the Campground.

Civic Club (Tony Tatman): Tatman shared that Lake Waynoka clothing (sweatshirts, polo shirts, etc.) would be sold at the back of the Lodge following the meeting. During the Club’s Annual Dinner about 35 members elected officers for next two years: President, Terry Borgman; Vice President, Joe Farrell; Secretary, Kathy Farrell; and Ginny Tatman, Treasurer. Tatman then thanked the Chapel and its members for their work to help needy children at Christmas.

Water Sports Club (Charlie Beard): Beard thanked everyone for their participation and support of last night’s Veterans Day Appreciation event at the Lounge. About 40 veterans registered and were honored. He specifically thanked Claudia Glutz and Daisy and Emmy Holt for their help with the event. The Club will be sharing a Christmas celebration and gifts with veterans at the Veterans Home in December.

Chapel (Pastor Talley): Pastor Talley invited everyone to tomorrow’s Thanksgiving meal following the worship service. The Chapel will hold a Thanksgiving Eve service on November 23rd at 7 pm and a candlelight Christmas Eve service on December 24th at 7 pm. The Santa Breakfast will be December 3rd in the Lodge beginning at 9 am. Pastor Talley thanked everyone for their support of the Children’s Christmas Fund Dinner as well as “all of those who were responsible for making it happen”. The Fund is now over \$21K with ‘just shy’ of \$11K being raised during the Dinner. Christmas will be provided for 84 children in 24 families.

Shawnee Squaws (Margi Borgman): Borgman shared that the next meeting of the Squaws will be in her home for a luncheon and a cookie exchange. Borgman acknowledged that the forty or so members do much for our community throughout the year. She noted that Betty Purdin and Valerie Bullock are responsible for decorating the Lodge for Christmas and that a new tree was purchased this year. Borgman recognized Joy Ackley for her success in obtaining new newspaper boxes outside the Lodge and Carol LaPlante for her work in providing ‘welcome’ packets for new property owners

Art Club (Joanne Edwards): Edwards announced that the next Uncorked on Canvas this Saturday, November 19th at 6 pm is ‘sold out’! Everyone is invited to the Christmas Party on Monday, December 12th in the Lodge at

6:30 pm. Everyone is invited to bring a glass (wine or otherwise) or a plate or a jar to paint. (All supplies will be provided.) Please RSVP to Edwards at 937-446-1917. (This event is BYOB.)

Lake Committee: (Prescilla Redick/Joanne Coker): Redick reminded everyone that the Boating and Fishing Guide being updated by the Lake Advisory Committee will be reviewed by the Board in December and will be distributed to property owners when they register their boats in the spring. Coker once again encouraged property owners to purchase reflective lot number plates from the Russellville Fire Department to both support the Department and to enhance the safety of our Lake. The cost is \$25 per plate. Further details are available on-line and in last month's newsletter. Flyers are available in various locations.

Unfinished Business:

- There are two motions – one related to the building code and the other to the Lot Committee's recommendations – that will be tabled for discussion at the next workshop meeting and then presented at the December meeting.
- Pres. Redick then expressed her feelings about WPOA employees being verbally abused by property owners. She stated, "It is unspeakable that we are treating each other in this manner. We as property owners do not have the right to treat our employees badly. And if this continues the Board's only recourse may be to cite property owners for this abuse. One way or another we need to learn to treat each other with dignity, respect, politeness and courtesy."

New Business:

- Requests were made that two events in the Lodge be allowed to be BYOB:
 1. *Taylor moved and Koch seconded a motion to allow the Lake House Restaurant's Prime Rib Dinner and Music night on Sunday, November 13th to be BYOB. A yea/nay voice vote was taken and the motion passed unanimously.*
 2. *Redick moved and Kirk seconded a motion to allow the party being held by Sue Eads on December 10th to be BYOB. A yea/nay voice vote was taken and the motion passed unanimously.*
- Pres. Redick announced that the workshop meetings of the WPOA will be reopened for the public to attend beginning Monday, December 6th at 6 pm. The Board agree to do so, but not unanimously. Redick shared the various guidelines that all will be asked to follow so that the meetings can be productive for the Trustees.
- Mgr. Cahall presented a motion regarding 'dry (self-contained) camping' in the Campground from November 1st through April 1st each winter. Information and/or opinions were shared by Cahall, Trustees and property owners regarding this matter. Motion #266 was made by Redick and seconded by Kirk to limit self-contained camping. A roll call vote was taken and the motion passed unanimously.

Motions and Resolutions:

Motion #266 was made by Redick and seconded by Kirk that from November 1 through April 1 self-contained camping will be limited to 48 hours in a week and no more than 96 hours within a 30 day period. The Campground Manager must be notified in advance of use. A roll call vote was taken and the motion passed unanimously with eight votes.

Board Concerns: none

Membership Concerns:

*Valerie Bullock (Lot 2304):

- Bullock shared that Breakfast with Santa on December 3rd will be from 9 until noon.
- Bullock then shared that the Chapel plans to renew its Bingo license with the State of Ohio for next year. She noted that the WPOA Board needs to once again approve the Chapel's use of the Lodge for Bingo.

Redick moved and Buckley seconded a motion to allow the Chapel to use the Lodge twice a month from January through November 2017 for the purpose of playing Bingo. A ye aye voice vote was taken and motion passed unanimously. Pres. Redick informed everyone that the 2017 calendar on which to record events is now available at the Office.

*Ginny Tatman (Lot 2635): Tatman requested ‘the particulars’ about the plans for Lot #331 and Lots #2892/2893 which were mentioned in Motion #265 passed during the Special Meeting on October 22nd. Mgr. Cahall shared details of both plans. Tatman shared that she believes the monies which the WPOA may spend are “inappropriate use of WPOA monies”.

*Tom Wyatt (Lot 3194): Wyatt shared his feelings about recent Facebook postings and living at the Lake. He shared his thoughts about the postings concerning a couple of the candidates running for the Board and how members of the present Board have or have not reacted to these postings. Various property owners stood to show their agreement with what Wyatt was saying.

*Steve Rish (Lot 2895): Rish stated, “I am sad to see the response or non-response of this Board to what is happening in this community!” Opinions were shared by both Board members and property owners.

*Jim Beckley (Lot 2870): Beckley acknowledged the work that is done by the Asst. Recording Secretary. He then commended the Rec Center and WPOA staff for the ‘outstanding work’ they did to help make the Children’s Dinner such a success. He shared his thoughts about what the Board needs to do for ‘this great community’.

*Joan Brown (Lot 826): Brown shared her opinions and details about dock issues with Lot 701 and Lots 2892/2893 which cause her concern. Mgr. Cahall finally responded, “This was not the place to discuss this.”

*William John (Lot 2877): Since his name was specifically mentioned in Rules and Regulations Committee chair John Buskey’s report in regards to the CODE, John responded with his explanation of what has occurred since May. Lastly John stated, turning to the Asst. Recording Secretary, “I want this in the record: The delay in meeting was requested to make sure there is representation from all property owners as to what should be in that code.”

*Tom Koch (Lot 0971): As a new member of the Board who is back at the Campground Koch believes many ‘lies’ have been shared about Board. He is offended because he has never discussed these ‘lies’ as a Board member during any meeting.

*Sandra Kraft (Lot 2836): Kraft shared her concerns about the Facebook postings describing them as ‘cyber-bullying’. She believes the Board should address these actions.

*Charles Colley (Lot 2892): Colley is one of the parties involved in the dock issues with Lots 2892/2893. He began sharing specifics of the situation. Mgr. Cahall asked Colley to meet with him after the meeting to continue the discussion.

*Nancy Prewitt (Lot 2890): Prewitt is also one of the parties involved in the dock issues with Lots 2892/2893. She explained the situation from her perspective and shared her feelings about what is happening. Mgr. Cahall tried to share the position of the WPOA and how it is attempting to deal with this issue.

*Deborah John (Lot 2877): John noted that the last information about the hazard sirens shared was that bids had not yet gone out and that the Lake doesn’t want to move the sirens. She asked that the Manager again to request an update on the hazard sirens.

*Rebecca Guinan (Lot 2506): Guinan requested that a ‘meet the candidate’ meeting be considered before the Campground closes. She also shared her concern about the postings on Facebook and how it represents our community.

*Andy Bilhardt (Lot 453): Bilhardt questioned how the three minutes are managed during the membership concerns. Bilhardt apologized for a previous outburst and became agitated again.

*Judi Boothe (Lot 761): Boothe asked if the Board was going to address the various options with all lake access lots. Mgr. Cahall responded that each lake access lot issue will be dealt with individually because each situation is different.

*Mike LaPlante (Lot 758): LaPlante shared, “It is very important to work together. Our concern should be Lake Waynoka and our community. Work for the good of community!”

*Doris Kitchen (Lot 2844): ‘As a realtor and as a property owner’ Kitchen still has concerns about the Board not taking the advice of the attorney in regards to the ‘grandfathering’ of docks on lake access lots as well as the actions of the Board that ‘opened this can of worms’.

*Mike Woods (Lot 273): Woods stated that he is in agreement with Kitchen and called for Trustee Holt’s resignation. Woods also shared his concern about some being told that the security coverage of Lake Waynoka is 24 hours.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Holt. The motion passed unanimously and the meeting adjourned at 12:27 pm.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary