

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, December 10, 2016

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

**Roll Call:** *Present:* Buckley, Kirk, Koch, Meese, Redick, Taylor, Yannone & Mgr. Cahall

*Absent:* Holt (ex.) and Johnson (ex.)

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

**Minutes:** The motion to approve the minutes of the November 12<sup>th</sup>, 2016, WPOA meeting was made by Kirk and seconded by Taylor after the following corrections were noted: Kirk suggested, and it was agreed, that the sentence “When added to the total capital transfers of \$11,432.00, the net reduction to assessment accounts, due to transfers, was \$37,723.00.” in the Treasurer’s report should be removed because this was already explained in the previous sentence; in the variance for Lot #428 under the Building Committee’s report the motion passed with six yea votes and not seven; and Ginny Tatman requested that it be stated in her Membership Concern that the amount of monies that the WPOA might spend to resolve one of the issues was \$10K. A yea/nay hand vote was taken and the motion passed unanimously.

#### **Treasurer’s Report as of November 30<sup>th</sup>, 2016** (Vern Taylor):

##### *Operating funds*

- The total November operating income was \$60,991.00.
- The total operating expense for the month of November was \$119,005.00.
- The operating fund balance at the end of November was \$194,046.00.
- Income and expense for November were “business as usual”.

##### *Allocated Assessment Funds*

- Income for allocated operating assessments in November was \$5270.00.
- Allocated assessment account expenditures in November totaled \$22,401.00 which included \$16,605.00 for road sealing from the road assessment funds and \$3098.00 from the lake funds for dredging operations.

*Invested Funds* – Invested reserves at the end of November totaled \$270,971.00.

*Total cash ‘on hand’ at the end of November was \$683,839.00.*

Treasurer Taylor and Mgr. Cahall explained the details of ‘a disconnect’ between reported performance to the budget and actual cash balances involving the process of transferring funds from allocated assessment accounts to operating accounts for legitimate reasons such as charge card use and labor. A process to correct this is being developed and its use will begin in January 2017. In the meantime corrections to the profit and loss performance report will be made as necessary to reflect actual performance.

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

- About eight tons of sealant was used to complete the road sealing project.
- More rocking was done at the dam. Large rocks dropped in the spillway were returned to the Lake. The spillway was cleared of all vegetation and other debris.

- The maintenance staff is now just the winter personnel.
- The heater/furnace at the Rec Center is in the process of being fully repaired. It was necessary to ‘call in’ manufacturer reps to assist with this project.
- The water heater was replaced in the Lounge.
- Tree trimming was done at the Campground.
- The WPOA has finally acquired the deed to the Zuni Dr. lot on which a home burned several years ago. The maintenance staff will be clearing the debris from the property in the very near future.

**Security Report (Kristy Delgado):**

- Ranger Delgado shared that there were no arrests in November nor were there any new crime trends. An individual who experienced a drug overdose was ‘turned over’ to her probation officer.
- *Ranger Delgado suggested that property owners request ‘open passes’ for their holiday guests at the gate. Guests just simply tell Security the last name of the property owner they are visiting.*
- Rangers Delgado and Amole will be participating in the Shop with a Cop program on Saturday, December 20<sup>th</sup>. Monetary donations to this program, sponsored by the Brown County Peace Officers Association, would be greatly appreciated. Leave donations at the Security Shack for Chief Wallace or Ranger Delgado.
- Mgr. Cahall noted that 2017 will be the first year for RFID sticker renewals. He asked that property owners begin watching for information about how to renew these stickers beginning in February.

**Events/Marketing Report (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](http://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 many other places!

At the Rec Center the Men’s Basketball League starts in January. Teams are being organized now. There will also be ‘boot camp’ classes for all ages in January, February and March.

The Lounge will be having a New Year’s Eve Party and entertainment every weekend in January.

**Other Reports:**

**Long Range Planning (Dick Bankes):** Bankes shared the highpoints of the Committee’s work:

- Drafts of the 2017-2021 WPOA Long Range Plan and the Budgetary Forecast have been submitted to the Trustees for their review.
- The project conclusions and recommendations for the Street Sign Project have been submitted to the Trustees for review and will be considered as part of the 2017 Capital Budget process.
- All of the analysis related to the General Reserve Adequacy Project has been completed. The Committee has shared lots of discussion in relation to this project and is ‘fine-tuning’ the report to be submitted to the Board early in 2017.
- Bankes shared additional information for publication in the Newsletter: The report from the sub-committee working on the Census Data Project should be completed and ready for presentation to the Administration and the Board in January. The On-Line Survey Software Project has been completed and a product has been selected and approved for purchase, but implementation is pending while determining a specific topic to survey.

**Lake Advisory (Mike LaPlante):** LaPlante noted that the Committee continues to look at the condition of public dock areas and shoreline protection. He reminded everyone that the reflective lot number plates are available through the Russellville Fire Dept. Installation of these plates on docks will help everyone to be safer on the Lake. The 2017 Boating and Fishing Guide will be approved by the Board later during this meeting. Anyone interested in being on the Lake Advisory Committee is invited to attend the next meeting on January 3<sup>rd</sup> at 6 pm in the Lodge. *(Please note that the meeting time is now one hour earlier than previous meetings. jac)*

**Building** (Tony Tatman): Tatman reported that one permit (new house) was issued in November. A total of 61 permits have been issued so far in 2016. There have been only five new house permits issued this year compared to eleven in 2015.

**Rules and Regulations** (John Buskey): The review of the General Rules and Regulations (the yellow book) has been completed. The Committee will present this work to the Board some time in the next two or three weeks during a special meeting. After the Board reviews and discusses the General Rules and Regulations they will be posted to the website for comment by the property owners.

**Elections Inspector** (Dave Patton): Patton announced that the three individuals elected to be Trustees on the 2017 WPOA Board are Doris Kitchen (290 votes), Steve Sears (239 votes) and Steve Johnson (217 votes). A total of 605 ballots, or 39.5% of all possible ballots, were cast with only four ballots being disqualified. Patton thanked all of the property owners who assisted with the counting of the ballots and the other work required to hold an election. *(Please note: All of the election results are posted on the Lake Waynoka website as well as in various locations around the Lake. jac)* Trustee Yannone thanked everyone who ran for the WPOA Board of Trustees.

**Campground** (Walt Robinson): Robinson reported that even though the Campground is closed work continues as trees have been trimmed and street signs are being erected and thus there will be expenses reported. Pres. Redick encouraged anyone with questions or a need for information related to the Campground to contact Leslie at the Administration Office.

**Civic Club** (Terry Borgman): Borgman shared that during his report at each meeting he plans to share answers to the question “What does the Civic Club do?” He pointed to the United States flag at the front of the Lodge and the mirror ball over the ‘dance’ floor. Those items were placed in the Lodge by the Civic Club back in the 80s! Borgman noted that 2017 calendars are available at the Admin Office (3 for \$10 or \$4 each) and that Lake Waynoka clothing can be purchased by calling Ginny Tatman at 446-9575.

**Water Sports Club** (Charlie Beard): The Club members will make their annual trip to the VA Home to share Christmas on Saturday, December 17<sup>th</sup> @ 2 pm. The Club has begun planning the many events it will be sponsoring in 2017 (5K Run/Walk; 4<sup>th</sup> of July Boat Parade, the Poker Run, the Ski Show, the Car Show, the Veterans Day Celebration, and Christmas at the VA Home).

**Chapel** (Rev. Talley): Rev. Talley shared some of the many activities of the Chapel congregation during the Christmas season including the distribution of gifts and food to the children and their families on Friday, December 16<sup>th</sup>; the outreach to those on the streets of Over the Rhine on Saturday, December 17<sup>th</sup>; the Candlelight Christmas Eve Service at 7 pm; and the New Year’s Eve Communion Service at 7 pm. There will also be a Fish Fry at the Chapel on Saturday, January 7<sup>th</sup> at 5:30 pm. All are invited to this meal which will be ‘free to all’.

**Shawnee Squaws** (Margie Borgman): The ladies meet on the second Wednesday of each month at 10 am. In January they will share a potluck luncheon and play ‘Bunco’. Borgman thanked Valerie Bullock and her helpers for decorating the beautiful tree in the Lodge.

**Art Club** (Sandy Beard): The “Uncorked on Canvas” event in November was a ‘big success’ with an additional twelve artists participating for a total of forty-two! Everyone is invited to the Club’s Christmas party Monday, December 12<sup>th</sup> at 6:30 pm.

**Lake Committee** (Prescilla Redick): Redick shared that this morning Committee member, Frank Skidmore, was supervising the delivery of channel ‘cats’, crappies, and minnows to stock the main lake.

**Fire/EMS** (Walt Robinson): The Russellville Fire Dept. is holding a Soup Supper on Saturday, January 7<sup>th</sup> at 5:30 pm to raise monies to purchase new equipment that meets new State of Ohio requirements.

**Unfinished Business:** none

**New Business:**

- **BYOB Requests** - Requests were made that two events in the Lodge be allowed to be BYOB:

1. Redick made and Taylor seconded a motion to allow a party being held on December 18<sup>th</sup> to be BYOB. A yea/nay voice vote was taken and the motion passed unanimously.
  2. Taylor made and Koch seconded a motion to allow the Christmas Misfits party on December 24<sup>th</sup> to be BYOB. A yea/nay voice vote was taken and the motion passed unanimously.
- **Boating and Fishing Guide** - Redick shared that the Lake Advisory Committee had submitted an updated Boating and Fishing Guide for 2017 to the Board for approval. *The one major change in the requirements to register a boat for use on Lake Waynoka is that if the property owner registering the boat was born on or after January 1, 1982 he/she must have taken a Boater Safety Class as required by the State of Ohio.* Watch for info about a class being offered at the Lodge in the spring of 2017. Also classes are available on-line. (This course would also provide beneficial information for anyone of any age operating a boat on the Lake.) Redick then made and Taylor seconded a motion to approve the 2017 Boating and Fishing Guide for Lake Waynoka. A yea/nay voice vote was taken and the motion passed unanimously.
  - **Photos on Facebook** – Pres. Redick shared that photos of Lake Waynoka events and activities are a ‘great marketing tool’ for our community. However, there have been several concerns shared by property owners about not giving permission for their photos to be shared on Facebook. Gina Dash, Events/Marketing Director, has been instructed to always obtain permission before using photos of individuals on Facebook. However, when photos are shared by property owners for posting on Facebook through the Lake Waynoka page they may or may not have obtained permission. This is a concern that must be further reviewed. Hopefully, the WPOA will be able to continue using photos to promote our community. If a property owner has a problem or concern about a Facebook posting on the Lake Waynoka page, the Lake Waynoka Rec Center page or the Lake Waynoka Lounge page, please contact the Office and speak with Mgr. Cahall.
  - **Reception for Chief Ellis** – A ‘cake’ reception will be held following the WPOA Board Meeting on Saturday, January 14<sup>th</sup> to thank Chief Ellis, who will be Sheriff Ellis by then, for his service to the Lake Waynoka community. “Everyone is invited to come and honor Chief Ellis for all he has done for us.” *Please note: Following the meeting it was learned that the reception for Chief Ellis will be on Saturday, February 11<sup>th</sup> due to a scheduling conflict. jac*
  - **Communication at Lake Waynoka** – Trustee Yannone noted that one of the concerns of property owners shared in the survey done a couple of years ago was the issue of communicating information to property owners in an efficient and effective manner. Yannone asked for comments from those in attendance. She will be creating a committee to investigate how to improve communication among Lake Waynoka property owners. If interested, please contact the Admin Office and share your contact information which will be given to Yannone.
  - **WPOA October Financial Report** – Trustee Kirk questioned whether or not several figures in the October financial report were in error and possibly related to the reporting issue which Treasurer Taylor and Mgr. Cahall shared earlier in the meeting.

**Great-grandson** – Mgr. Cahall shared that the administration of an experimental drug to the seriously ill great-grandson of Maintenance Supt. Randy Pike was approved yesterday. This will be done today at Children’s Hospital and has been helpful to others receiving the treatment.

### **Motions and Resolutions:**

*(Please note this motion was passed during the executive session of this meeting. jac)*

**Motion #267 – Motion #267** to accept the proposed 2017 WPOA fiscal year budget with \$1,928,167.00 in income, \$1,887,561.00 in expense and an expected surplus of \$40,606.00 was made by Redick and seconded by Kirk. The budget includes the following changes in the dues, assessments and fees structure: Dues will increase \$5.00 from \$370.00 to \$375.00 annually. The multi lot fee will increase \$5.00 from \$85.00 to

\$90.00. The home owner fee will increase \$5.00 from \$140.00 to \$145.00. A roll call vote was taken and the motion passed with seven yeas votes. *(A copy of the 2017 WPOA fiscal year budget may be read at the Office. jac)*

**Membership Concerns:** Prior to asking for Membership Concerns, Pres. Redick stated, “If we can’t do this *(share Membership Concerns)* civilly, we won’t do it! We are not going to agree always, but we are absolutely not going to have the kind of meeting again like we had last month. Under no circumstances...”

\*Tony Tatman (Lot#2635): Tatman believes that it would be a “waste of money to replace every street sign rather than those that need correcting or replacement” and that “the cost of electronic signs would outweigh the benefit”. Pres. Redick responded that the Board has been discussing this with similar questions and that nothing has been finalized.

\*Ginny Tatman (Lot#2635): Tatman agrees that it would be “a waste of money to replace all of the signs” and that monies should be spent “on other stuff like maintenance of what we already have”. Tatman also asked if the Long Range Plan had been approved. She was told ‘no’ and that the Board is still reviewing the proposal.

\*Doris Kitchen (Lot #2844): Kitchen thanked everyone who supported her to become a WPOA Trustee. She announced that the Cincinnati Travel and Boat Show will be January 13-15 and January 18-22. Two Lake Waynoka properties are now listed in the Cincinnati Business Courier. Kitchen then strongly shared her concerns and objections to the Lake Waynoka Vote Facebook page.

\*Steve Rish (Lot #2895): Rish believes that the six Trustees who voted to approve the variance requested for Lot #428 last month did not have the authority to do so because “it was in direct violation of our covenants”.

\*Charles Porter (Lot 2047): Porter shared that after talking with both the Board President and Manager he was told to contact an attorney regarding his property with a setback variance. He then stated that he was here “to find out the action of the Board concerning this”. Pres. Redick responded that, as had been discussed with him several times, “this is his personal issue and out of the Board’s hands.”

\*Valerie Bullock (Lot #2304): Bullock stated her objections to the latest statements made on the Doris Sears/Lake Waynoka Vote Facebook page. Pres. Redick noted that the Board has no control over this issue.

At 11:14 am a motion was made by Taylor and seconded by Redick to go into executive session to discuss several items including personnel, finances, and a variance request.

At 11:45 am the Board returned and shared several decisions made during the executive session:

- A motion to approve the WPOA 2017 fiscal year budget was passed and included dues increases of \$5 each for an extra lot, a home owner and dues. *(See Motions and Resolutions for further details.)*
- A special meeting of the WPOA Board of Trustees will be held on Friday, January 6<sup>th</sup>, 2017, at 6 pm. The Rules and Regulations Committee will present the General Rules and Regulations (yellow book) revisions for review and discussion. Several other items, as outlined in the letter sent to the Trustees, will also be discussed.
- The Board determined the direction it would like the Lot Committee to take in 2017.
- Mgr. Cahall was asked to further investigate a variance request with the assistance of the Building Committee.
- Mgr. Cahall was directed to pursue the offer by Good Seed Landscaping to implement a new design of the triangle on Waynoka Dr. near the front entrance, without cost to the WPOA.

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

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary