

Waynoka Property Owners Association

1 Waynoka Dr.

Lake Waynoka, OH 45171

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WPOA Board of Trustees Meeting – Saturday, February 11, 2017

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

Roll Call: *Present:* Buckley, Johnson, Kirk, Koch, Redick, Taylor, and Yannone

Absent: Holt (ex.), Meese (ex.), and Mgr. Cahall (ex.)

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

Minutes: The motion to approve the minutes of the January 14th, 2017, WPOA meeting as published in the February Newsletter was made by Koch and seconded by Buckley with one correction: It should be noted that the variance granted for Lot #428 should be referred to as a variance for Lot #2899 in all previous WPOA Meeting minutes. A yea/nay hand vote was taken and the motion passed with six yea votes and one nay vote (Kirk).

President's Report (Prescilla Redick): There is nothing to report from the rumor mill!

Treasurer's Report as of January 31st, 2017 (Vern Taylor):

Treasurer Taylor noted that Tim Redick 'stepped down' as Assistant Treasurer at the beginning of the year. More in depth information will be shared in the financial report next month. Taylor did note in the January 2017 report that the operations income was \$123,269.75 and the operations expense was \$145,961.43. He also reported that the capital income was \$32,295.79 and the capital expense was \$18,032.57 which included a \$10,727.00 maintenance expense for one of the trac hoes (from capital lake assessments) and a \$6,825.00 purchase expense for a new snow plow (from capital roads assessments).

Manager's Report (Prescilla Redick):

- The maintenance staff continues to work on 'winter' projects: The work to remove the 'burned out' house on Zuni Dr. was completed; several culverts have been or will be replaced; the rotted out deck on the trailer used to haul the trac hoes will be replaced in the next couple of weeks; the painting of the game room, hallway, and workout room in the Rec Center is finished as is the stripping and waxing of game room and hallway floors; and all of the street signs in the Campground are installed including the sign for Running Bare by the bathhouse. In response to concerns about the fact there is another street in Lake Waynoka named Running Bear Dr., Walt Robinson shared that street maps of the Campground are being distributed to all emergency departments that might respond to 911 calls from Lake Waynoka residents.
- The main lake valve will be closed as soon as the maintenance staff completes its dock work in the next week or so.
- The Admin staff mailed the 2017 dues billings and payments are coming in faster than in previous years. Please note there was space on the bill to allow property owners to 'opt out' of the phone directory and to share an email address to receive 'email blasts', but not to remind them that the revised Rules and Regs were posted at www.lakewaynoka.com for their review.
- RFID stickers can be renewed at the Admin Office by phone or in person at the same time annual dues are paid. Security can only renew stickers of property owners whose good standing is not 'in question'.

- Research continues to explore the possibility of offering 401Ks to full time employees.
- The new audit firm, Hennekes CPA Services of Cincinnati, has worked quite satisfactorily with WPOA staff so far. The audit of the WPOA's financial records will begin the last week in February.
- One bid has been received for the Reserve Study. It is anticipated that two others will also be received.

Security Report (Chief Wallace):

- Chief Wallace shared that three arrests were made and three citations were issued in January. One individual was arrested and charged with multiple offenses; a second was arrested on a warrant from the Brown County Sheriff's Office; and a third was an OVI arrest.
- Chief Wallace noted that there were three burglaries in Lake Waynoka in January. Two arrests have been made and the arrests of two persons "of interest" are anticipated in the next month. There is not a trend in burglaries in Lake Waynoka. Two of these burglaries were individuals trespassing into occupied homes. The third was of a more traditional nature with removal of property.
- However, Chief Wallace urged all property owners to keep their homes and vehicles locked. Burglary is often a crime of opportunity. For example, if the right individual just happens to find a car that is unlocked, it is his opportunity to remove any and all items of value.

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.

A new class, "Pound Fitness" begins on Valentine's Day at 6 pm and runs through March at the Rec Center. Also those participating in classes on St. Patrick's Day will do a bit of partying! Boot Camp ends March 31st; all participants who attend every class will receive gift certificates to Shoe Carnival.

There is another great line-up of bands at the Lounge in March. On St. Patrick's Day everyone is invited to 'happy hour' from 4 to 7 pm to drink green beer and share the appetizers they bring. River Pickles will perform for 8 to 11 pm (\$3 cover charge).

Additional 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 many other places!

Other Reports:

Long Range Planning (Dick Bankes):

- The project team for the streets signs will meet with Mgr. Cahall soon to review the proposed plan and work on a schedule to implement its recommendations.
- The Committee presented and then discussed the initial draft of the 2017 – 2021 planning document (vision, goals, objectives, etc.) with the WPOA Board at its workshop meeting on February 6th. This document will be shared with the general membership in a future newsletter once the Board has formally approved it.
- The Committee also presented and discussed the initial draft of the 2017 – 2021 Budgetary Forecast covering the four assessment accounts at the workshop meeting. This document will also be shared with the general membership upon final Board approval.
- The update of the web page project was reactivated in January. Recommendations have been submitted to the Board President for review.
- The conclusions and recommendations related to the General Reserve Adequacy Project were presented to the Board for consideration at its Special Meeting on January 6th, 2017.
- In response to a question from the floor, Bankes replied that the property owner who was denied access to a meeting of the Long Range Committee's project managers had not been invited to the 'closed' planning meeting.

Lake Advisory (Mike LaPlante):

- Steve Rish was welcomed as the newest member of the Committee.
- The updated Boating and Fishing Guide will be provided when any boat owner registers his watercraft in 2017. It is also available on the Lake's website under Rules and Regs as well as under the Lake Advisory Committee.
- The Committee has begun a review of watercraft identification practices at other Ohio lake communities to determine what makes sense for Lake Waynoka. Identification stickers help to ensure that properly registered boats are on our lake, as well as to assist lake personnel in returning boats and other watercraft (paddle boats, canoes, kayaks, etc.) to their owners.
- LaPlante stressed the importance of silt catchers on properties where new construction is being done. He asked that property owners be observant and report areas where there are no silt catchers or the silt catchers are defective. The excessive amounts of rain we have had recently can cause damage to the silt catchers.
- Later this spring the Committee will be checking the lake access area docks and the boat ramp for proper maintenance and safety issues. LaPlante again asked property owners to be observant and report areas that concern them.
- The reflective lot/street plates are still available from the Russellville Fire Department. Order forms are available on the bulletin board at the Lodge, in the Newsletter, and at the Admin Office.

Building (Tony Tatman): Tatman reported that five permits, of which three are new housing starts, have been issued so far this year.

- Motion #262 to amend The Building Planning Code for storage buildings was presented for discussion early last fall. It had been tabled until this meeting during which Yannone moved and Buckley seconded the motion to allow the square footage of the floor area of a storage building to increase from 200 square feet to 1500 square feet; to allow the side walls to be no more than 12 feet in height rather than 8 feet; and to now allow the roof peak to not exceed 20 feet in height with a minimum of a 4/12 pitch instead of 13 feet. A roll call vote was taken and the motion passed unanimously. *See Motions and Resolutions below for further details.*

Tatman then presented two variance requests:

- *After reviewing the details of two requests by the property owner of lot #734, Buckley moved and Johnson seconded a motion to first grant a variance for lot #734 allowing a 'dig out' of approximately 24 feet of shoreline (where the water depth is about 20 feet) to build a dock and boat slip cover. A yea/nay voice vote was taken and the motion passed with seven yea votes. Then Johnson moved and Koch seconded a second motion to allow the boat slip cover to be extended an additional 11 feet to cover the remainder of the dock. A yea/nay voice vote was taken and the motion passed with five yea votes and two nay votes (Kirk and Redick).*

There was discussion following these actions including a question as to whether or not any of these 'dig outs' have ever been recorded in Brown County? Tatman believes most likely not.

- *A variance for the property owner of lot #362 was discussed in detail during the January meeting and was tabled to request additional information. Today Yannone moved and Johnson seconded a motion to allow the property owner of lot #362 a 'dig out' that would vary from approximately 10 to 12 feet to accommodate the installation of a boat cover and a boat lift which would result in the placement of the boat cover in a location less than 40 feet from the road right of way. A yea/nay voice vote was taken and the motion failed with seven nay votes.*

Rules and Regulations (John Buskey):

- Buskey shared that after the WPOA Revised General Rules and Regulations (Yellow Book) were posted on www.lakewaynoka.com a number of comments asking questions and making suggestions for changes were received from property owners. After the Committee and the Board met to discuss changes to the Yellow Book, it was decided that the changes would include adding sections to address lake access lots,

the election procedures and RFID stickers. The Board will vote on this document during the March meeting.

- A significant discovery was made while researching lake access lots online and in the Brown County Recorder's Office. It became clear that language used in reference to lake access lots has not been correct since the inception of Lake Waynoka.
 1. Recreation areas such as Hiawatha, Little Turtle, etc. are shown on recorded plats (deeds) as "LAKE ACCESS". Members cannot build docks on these lots.
 2. WPOA owned waterfront lots, that adjoin lots owned by members, are designated on recorded plats as "COMMON ACCESS". The purpose of these lots is to provide access to the Lake by members who own adjoining lots.
- Buskey and Mgr. Cahall met with three members of the Concerned Citizens of Waynoka to answer questions and discuss suggestions for changes in the CODE of Regulations (Blue Book). In turn, changes that the Board is considering were shared. The Committee may be able to complete its review of the CODE and present the newly revised CODE to the Board in March.

Pres. Redick then reminded everyone of the importance of contacting the Admin Office as soon as is possible to schedule an event that is to be held at one of the WPOA's facilities. All events must be recorded on the WPOA facilities calendar.

Secondly, in an effort to reduce the length of the public meetings, Pres. Redick requested that all community organization representatives prepare a brief written statement of what they plan to share at each meeting. (This request does not apply to reports given by WPOA committee chairpersons.) This statement will be given to the Recording Secretary in hopes that the reporting will be accurate and what is expected. *(The Recording Secretary and the Events/Marketing Director will meet prior to next month's meeting to suggest guidelines about this request. Jac)*

Campground (Walt Robinson): Robinson commented that 'Maintenance did a good job' erecting the street signs in the Campground which will provide better access for EMS and fire runs.

EMS/Fire (Walt Robinson): Robinson once again reminded everyone that a dinner is being held at Station 45 in Russellville on February 25th to raise monies to pay for new equipment that is being required by the State of Ohio to provide EMS/Fire service. The Department now has seven new members who are taking courses to receive their certification in April.

Civic Club (Terry Borgman): Borgman reminded everyone that Lake Waynoka clothing can be purchased by calling Ginny Tatman at 446-9575; the Annual Yard Sale will be Saturday, May 20th; and the 2017 calendars are still available at the Office (3 for \$10 or \$4 each). The next meeting of the Civic Club is March 28th.

Water Sports Club (Steve Johnson): Johnson and Tim Redick will be teaching a Boater Safety class at the Lodge on Saturday, March 18th. The date of the Car Show is Saturday, June 3rd this year.

Chapel (Rev. Talley): Rev. Talley highlighted the many activities the Chapel congregation will sponsor over the next few months including roller skating on February 26th and a mini Spring Revival March 29 – 31. The Women's Ministry continues to be held the last Friday evening of each month at 6 pm at the Chapel.

Shawnee Squaws (Margi Borgman): Tickets are now available for the annual Spaghetti Dinner on Wednesday, March 8th at 6 pm in the Rec Center (BYOB). Donations of plastic eggs and wrapped Easter candy (small enough to fit in a plastic egg) would be greatly appreciated for the annual Easter Egg Hunt which will be held on Saturday, April 1st. Please give to Betty Purdin, Ginny Tatman, or Jackie Mathes. Following their next meeting on April 12th the ladies will go to View and Brew to share a movie and lunch.

Art Club (Joanne Edwards): The next "Uncorked on Canvas" event will be March 18th. Tickets are now available at a cost of \$25 each. Contact Edwards at 937-446-1917 to purchase tickets.

Lake Committee (Prescilla Redick): The Committee will open the 2017 season with its first meeting on March 15th at 4:30 pm at the Marina. Everyone is invited to join the Committee and help assist with the Fishing Tournaments.

Unfinished Business:

- A reception for Brown County Sheriff Ellis has not yet been scheduled because ‘duty calls’ and he hasn’t been available to attend. Pres. Redick commented, “I hope that someday soon we will be able to share cake and say ‘thank you’!”
- The Annual Meetings of the WRWSD and WPOA Boards will be held on Saturday, April 15th in the Rec Center gymnasium (doors open at 6:30 pm). The CODE requires this meeting to always be held on the third Saturday in April, even if it is Easter weekend. *A motion to allow the Annual Meetings on March 8th in the Rec Center gymnasium to be BYOB was made by Redick and seconded by Taylor. A yeay/nay voice vote was taken and the motion passed unanimously.* Organizations, businesses and individuals are being asked to create gift baskets to be given away during the evening. If interested in contributing a basket, please contact Margi Borgman.

New Business:

- Pres. Redick noted that two property owners, Joe Farrell and Frank Skidmore, were recently honored during a ceremony at the Veterans Home in Georgetown. They received the military medals which they had earned during their military service, but had never received.
- At the present time no lake community in the OLCA (Ohio Lake Communities Assn.) has volunteered to host its Spring Meeting. Mgr. Cahall has been directed by the Board to share that Lake Waynoka will host the Fall Meeting if no other community volunteers. John Sharp of Lake Lorelei suggested that the two lakes might possibly work together.

Motions and Resolutions: **Motion #262** was made by Yannone and seconded by Buckley to amend the Building Planning Code **from** 1. The storage building shall not be more than 200 square feet in floor area; 2. The storage building side walls may not be more than 8 feet in height; and 3. The roof peak shall not exceed 13 feet in height. **to** 1. The storage building shall not be more than 1500 square feet in floor area; 2. The storage building side walls may not be more than 12 feet in height; and 3. The roof peak shall not exceed 20 feet in height with a minimum of a 4/12 pitch. A roll call vote was taken and the motion passed with seven yeay votes.

Membership Concerns:

*Charles Porter (Lot #2047): Porter asked, “How are properties appraised at \$0 value?” He was told that Mgr. Cahall will discuss this with him when Cahall returns from vacation.

*Doris Kitchen (Lot #2844): Kitchen noted that she was the person denied access to the meeting of the project managers of the Long Range Planning Committee as she works to be informed as a Trustee. Kitchen stated, “I have a problem I think the membership should know about.” Kitchen then shared details of the problem.

*Steve Campbell (Lot #2874): Campbell questioned why the same patrol car has been parking on Stageline Dr. and in Little Turtle at night rather than patrolling the roads. Chief Wallace pursued the discussion.

*Steve Rish (Lot #2895): Rish asked for a clarification as to whether or not an actual audit was to be done or if it would be a review. Pres. Redick told him that it was an audit and hopes that the report will be available by the Annual Meeting. Rish also asked if someone could clarify whether or not it is illegal to cross the center yellow line on Waynoka Dr. Chief Wallace offered a rather detailed response to this query.

*Charles Porter (Lot #2047): Porter noted that Mgr. Cahall had not responded to the email request he sent for financial records about a week and a half ago. Pres. Redick shared that Mgr. Cahall was on vacation and that he would do so when he returns. Porter also shared that he had asked for documentation about potential setback violations on particular docks. Pres. Redick told Porter that Mgr. Cahall would also discuss this when he returns from vacation.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Johnson. The motion passed unanimously and the meeting adjourned at 11:22 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary