



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

- If any property owners have fallen tree branches caused by the recent storm, they should gather them by the road and then call the Admin office to request that the branches be 'ground up', at no charge.
- The lagoon will be drained in two stages this spring. In mid-March the main lake valve and the lagoon valve will both be opened for two weeks or so to 'drain the lagoon down'. Then in early April it will only be necessary to open the valves a short time (5 to 7 days) to complete this process. This year's draining of the lagoon should then have less effect on the boating activity on the Lake which begins in April.
- The maintenance staff has been doing dock and fence repair. The motor for the hot tub jets was repaired. The branches cut by the tree trimmers in the Campground as well as the branches fallen by the storm were 'ground up' and removed.
- WPOA dues are 'coming in early' which hopefully indicates consumer confidence and an improving economy.
- Renewal of the RFID stickers is going well. This can be done at both the Security 'Shack' and the Admin Office which means shorter lines and less time waiting to renew stickers.
- The discussions about 401Ks (for full time employees) between the Presidents and Treasurers of both the WRWSD and the WPOA, the Manager and those offering these products will be this coming week.
- The auditors spent three days in the Admin Office downloading documents recently. The results of the audit should be available by the Annual Meeting on April 15<sup>th</sup>.
- The budget anticipated \$20K in real estate sales for 2017 and \$25K in sale of lots has already been collected.
- The WPOA has no control as to whether or not the sirens are 'sounded' during storms. The National Weather Service directs the Brown County Dispatch Center when to do this.
- Following a lengthy power outage it is possible, when the power is restored, that the grinder pump light or alarm may be active for up to 30 minutes. This is a normal cycle as a full grinder pump tank empties. If the light or alarm continues to be active, please call Security to contact the District staff to provide the necessary servicing.
- The 'bouncing' gate at the front entrance has been repaired (under warranty), but still needs further work. A counter has been installed on this gate and usage will be reported monthly.

### **Security Report (Chief Wallace):**

- During the month of February no arrests were made, one citation was issued and three warnings were issued. There were 31 calls for service recorded with reports being given for five of those calls.
- The department signed the county wide mutual aid agreement in February. Chief Wallace shared, "The response times have improved as officers and deputies have been empowered by the agreement." The nearest officer/agency now responds when an emergency call is received.
- Chief Wallace advised property owners to shred documents with personal info (bank account numbers, Social Security numbers, etc.) on them because this time of year especially, there is an increase in fraud complaints during tax season.
- In response to a question about the increased number of security checks on WPOA property, Chief Wallace noted that there is additional personnel on duty during some shifts and that additional checks are being made.

**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 there will be a Craft for Kids activity on Saturday, March 25<sup>th</sup> from 10 am until noon. (Sign up is requested.) The gymnasium only will be closed on Saturday, April 15<sup>th</sup> for the WRWSD and WPOA Annual Board Meetings. The Rec Center will be closed on Easter Sunday.

Check the calendar or watch for Facebook posts sharing the band line-up at the Lounge in April. The Lounge will open at 3 pm on April 3<sup>rd</sup> to celebrate the Reds' Opening Day. The Lounge will be open on Easter.

Live summer concerts, Music on the Green, are scheduled for the holiday weekends (7 – 10 pm). Spearpoint Band, Boe Davis & the Broken Arrow and Richard Lynch will be performing. There will be both family and adult night swims in June, July and August.

The Campground now has a Facebook page, 'Lake Waynoka Campground'. The Lake Waynoka display and information booth is scheduled again this year to travel to several county fairs and summer events.

\*\*\* If any clubs, committees or departments are sponsoring 'open gate' events, please contact Gina with all of the details so that the event can be advertised in the free ad sections of the local papers.

### **Other Reports:**

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

- The Board has approved publication of both the 2017-2021 WPOA Long Range Strategy Plan and the 2017-2021 Budgetary Forecast. Copies will be available by the end of the month. (Note: The Budgetary Forecast will be shared as a membership edition, without projected costs and figures that could be beneficial to vendors and contractors bidding various projects.)
- The Board also approved the publication of the 2016 Long Range Planning Committee report of results. Copies will be available by the end of the month
- The group working to improve 'communications' is a focus group within the Long Range Planning Committee. The Communications Improvement Focus Group is identifying issues and possible directions for the Board's review. All projects developed within this focus group will be submitted to the Board for review and approval. Presently, the group is looking at an emergency call system (One Call) as a possible communications tool for Lake Waynoka property owners.
- Bankes noted that the approval of the street signs project by the Board has been corrected to reflect non-approval of the full replacement of street signs. Only damaged signs and missing signs will be replaced at this time. All location and wayfinding signage will be replaced. The final meeting with Mgr. Cahall to discuss this project will be scheduled soon.
- Work continues on the project related to the role and responsibilities of the Committee.

**Lake Advisory** (Mike LaPlante):

- LaPlante suggested that now is a good time to purchase a reflective lot number plate from the Russellville Fire Department for your dock and/or lot. Order forms to purchase these plates which would assist security and fire personnel in locating you are available on the bulletin board at the Lodge, at the Admin Office and on the Lake Waynoka website.
- LaPlante reminded everyone that an appointment must be made with the Marina staff before dropping off a boat for service or repair. (937-446-4429)
- The Committee continues to evaluate previously identified areas for repair or improvement of lake access areas such as common docks and boat ramps. If a property owner 'sees something that needs attention' please contact LaPlante.

**Building** (Tony Tatman): Ten permits have been issued recently bringing the total for the year to 18. There have been five new house permits issued and another is pending.

**Rules and Regulations** (John Buskey's report was read by Pres. Redick.):

- As a result of members' comments, several changes were made to the revised General Rules and Regulations document posted on the website in January. The major changes include the following:

1. Legal Counsel reviewed the motion about the harassment of Board members and employees. He found it to be 'legal and appropriate'. His recommended changes in language to clarify who is affected and the procedures to be followed after a complaint were adopted.
  2. Dues and fees related to owning multiple improved lots were clarified.
  3. A section on common access and lake access lots was added to define the differences and to provide guidance on how common access lots can be used by adjacent lot owners.
  4. Both the trash can policy and the dumping of raw sewage policy were revised.
  5. A section about RFID stickers, relating to the sale for 'stickered' vehicles, was added.
  6. The policy on the use of non-motorized watercraft on the main lake was revised.
- The General Rules and Regulations will be in three documents rather than one: Volume 1 will be the General Rules and Regulations (the yellow book); volume 2 will be the building and zoning guidelines; and volume 3 will be the Election Procedures Manual.
  - Once the revised General Rules and Regulations are voted upon and adopted by the Board they will be posted on the website next week. An index will be added as soon as possible.
  - The Board will also need to consider a motion to rescind a couple of motions previously made by the Board because of changes in operation and revisions made to the General Rules and Regulations.

The Committee's next tasks will be to review a revised Election Procedures Manual and to complete work on the revisions to the CODE of Regulations.

*At this time, Joanne Coker, the WPOA Asst. Recording Secretary, explained a new form that all representatives of organizations are to use to share announcements during the monthly WPOA Public Meetings. The purpose of this form – a 'work in progress', to be tweaked and improved as needed – is two-fold: 1. To shorten the overall length of the meetings and 2. To improve the accuracy of the reporting requested of the WPOA by the organizations. The forms will be available each meeting at the membership sign-in table, at the Admin Office and on the Lake Waynoka website under News and Notices. The organizations were encouraged to consider appointing a member to do publicity and to work closely with Gina Dash, the WPOA Marketing and Events Director, to promote the events and activities of the Lake Waynoka organizations. Eventually, all of the brief reports, highlighting the activities of the various organizations activities during the next month, will be submitted to the Admin Office by 4 pm on the Wednesday before each WPOA meeting. The reports or announcements will be typed and compiled into one document which will then be copied for distribution to all property owners attending the meetings.*

**Campground** (Walt Robinson): The Campground opens April 1<sup>st</sup>. Several activities are already being planned for this season: Kids' movies at dusk each 1<sup>st</sup> Saturday of the month and corn hole contests at 4 pm the 2<sup>nd</sup> Saturday of each month.

**EMS/Fire** (Walt Robinson): none

**Civic Club** (Terry Borgman): The Civic Club's first meeting of 2017 will be on Tuesday, March 28<sup>th</sup> at 7 pm in the Lodge. Everyone is welcome! The Annual Garage Sale is the third Saturday in May, May 20<sup>th</sup>, from 8:30 am until 4:30 pm. Sign-up information to participate will be in the April Newsletter. Contact Ginny Tatman (937-446-9575) to purchase Lake Waynoka clothing.

**Water Sports Club** (Charlie Beard): The annual meeting and election of officers will be held at the Lodge on Sunday, March 19<sup>th</sup>. Beard requested that this event be given BYOB approval by the Board. *A motion was made by Holt and seconded by Koch that the Water Sports Club meeting at the Lodge on Sunday, March 19<sup>th</sup>, 2017, may be BYOB. A yea/nay vote was taken and the motion passed unanimously.* Upcoming events sponsored by the Club include the Boater Safety Class (March 18<sup>th</sup>); an Earth Day Celebration (April 30<sup>th</sup>) during which the litter on the road approaching the back gate will be cleaned up; the Car Show at Little Turtle (June 3<sup>rd</sup>); and in conjunction with Marina Day (June 10<sup>th</sup>), a 5K run/walk and the Dragon Boats demonstration.

**Chapel** (Rev. Talley): Rev. Talley highlighted several of the many activities the Chapel congregation will sponsor including a Mini-Revival with local musicians and gospel groups (March 29<sup>th</sup> – 31<sup>st</sup> at 7 pm); a Passover Meal (April 11<sup>th</sup> at 6 pm); Maundy Thursday service (April 13<sup>th</sup> at 7 pm); a Good Friday service (April 14<sup>th</sup> at 7 pm); and a Sunrise Service on Easter Sunday (April 15<sup>th</sup> at 7 am), followed by a Fellowship Breakfast and Egg Hunt. The Spring Campground Breakfast will be Saturday, May 22<sup>nd</sup>.

**Shawnee Squaws** (Margi Borgman): Borgman thanked everyone for their support by attending the Spaghetti Dinner. She also thanked the Squaws who provided food and labor as well as the WPOA Maintenance Staff who dealt with electrical issues and set up tables and chairs. Donations of plastic eggs and Easter candy were requested for the annual Easter Egg Hunt that will be held on Saturday, April 1<sup>st</sup> at 1 pm at Little Turtle. The next meeting on April 12<sup>th</sup> will be a trip to View and Brew at Eastgate. The Squaws will set up a ‘garage sale’ at Little Turtle during the Annual Garage Sale on May 20<sup>th</sup>. Donations of items are being accepted. All proceeds will go to the Fireworks Fund.

**Art Club** (Joanne Edwards): The “Uncorked on Canvas” event on March 18<sup>th</sup> sold out in four days! Proceeds from this event provide free children’s activities on Marina Day and Lake Waynoka Day. The Club meets the Monday evening following each monthly WPOA meeting at 6:30 pm in the Lodge’s meeting room.

**Lake Committee** (Prescilla Redick): The Committee meets next Wednesday, April 15<sup>th</sup> in the Lodge at 4:30 pm to plan the fishing events it will sponsor in 2017.

Cahall added to his Manager’s Report that the work done by Good Seed Farm Landscapes at the Triangle was done at no cost to the WPOA. The 12” x 12” sign advertising Good Seed Farm Landscapes will remain in the planter as long as it is taken care of by them.

#### **Unfinished Business:**

- Projects sponsored by a couple of the clubs may be presented next month after details are determined.
- Mgr. Cahall proposed to the Board that the 41 properties (all with quick claim deeds and of the membership type), which were acquired during the Brown County Auditor’s Sale, be offered to prospective buyers as a Spring Special - \$899 for a lot and one year’s dues. (Only the cost of the lot is discounted.) *Holt made the motion and Koch seconded it that the 41 properties acquired during the Brown County Auditor’s Sale, be offered to prospective buyers as a Spring Special - \$899 for a lot and one year’s dues.* Membership objections to doing this were shared by Doris Kitchen and Charles Porter. Following the discussion a roll call voice vote was taken. *The motion passed with seven yea votes, one abstention (Yanonne) and one nay vote (Kirk).*
- Pres. Redick reminded anyone who is planning to attend the Annual Meeting on April 15<sup>th</sup> needs to make a reservation by Friday, April 7<sup>th</sup> at 4 pm (937-446-3232).
- Beginning April 15<sup>th</sup> all correspondence by WPOA Trustees will be done by electronic mail. The email address of each Trustee will be their [lastname@lakewaynoka.com](mailto:lastname@lakewaynoka.com).
- After clarifying that only Volume 1 of the revised General Rules and Regulations was to be adopted, Motion #272 was made by Taylor and seconded by Holt to adopt the WPOA Revised General and Regulations, Volume 1, dated March 6, 2017. A roll call vote was taken and the motion passed with eight yea votes and one nay vote (Kirk). *See Motions and Regulations below for further details.*
- Motion #273 was made by Buckley and seconded by Taylor to rescind Motion #7 (June 13, 1998) and Motion #236 (June 14, 2014) as they are no longer applicable in the General Rules and Regulations. A roll call vote was taken and the motion passed unanimously. *See Motions and Regulations below for further details.*

#### **New Business:**

- *Taylor made the motion and Holt seconded it to a birthday party being held at the Lodge on Saturday, April 1<sup>st</sup> to be BYOB. A yea/nay voice vote was taken and the motion passed unanimously.*

- Mgr. Cahall noted that once the index to the revised General Rules and Regulations, Volume 1 (the Yellow Book) is completed, the document will be printed and available to property owners. It will also be on the Lake Waynoka website.

At 11:02 am Pres. Redick called for a motion to go into Executive Session to discuss election procedures. Kirk made the motion and Koch seconded it. A yea/nay voice vote was taken and the motion passed unanimously. The Board returned to the floor at 11:20 am.

Pres. Redick shared that the Executive Session was called to clarify how the WPOA's rules and regulations address the tie for the seat on the WPOA Board which will become vacant as of April 15<sup>th</sup> due to the passing of Trustee-elect Steve Sears. Redick's goal is "to not have this be divisive or to desecrate Steve Sears' memory." Election Inspector Margi Borgman then explained that after much discussion between the Board and the Election Inspectors an opinion was requested from Attorney John Jolley. He ruled that since the CODE of Rules and Regulations (the Blue Book) does not stipulate what to do, Motion #240 leaves the decision up to the Election Inspectors (Borgman and Dave Patton). According to the Ohio Revised Code the tie may be broken by the 'flip of a coin'. Borgman stressed, "This is tearing our community apart. We have to get this done now!" Both candidates agreed, with Meese being 'heads' and Robinson being 'tails', to resolve the issue in this manner. Rev. Talley 'flipped the coin' and Walt Robinson will fill the vacancy on the WPOA Board which comes available April 15<sup>th</sup>.

#### **New Business continued...**

- Mgr. Cahall shared that two companies have given bids to do a reserve study for the WPOA. Cahall recommended Reserve Advisors of Milwaukee, Wisconsin, although the more expensive, because they have done several studies for other lake communities in Ohio. They also provide software and materials to help manage the reserve. *Kirk made a motion and Holt seconded it to approve Reserve Advisors as the company to do a reserve study for the WPOA. A yea/nay voice vote was taken and the motion passed unanimously.*
- Mgr. Cahall then shared that the WPOA was down to two options regarding the operation of the restaurant, either renew Terry Huber's lease for another year or 'run the restaurant as our own'. *Kirk made a motion and Yanonne seconded it that for the 2017 season that the WPOA proposes that the restaurant in Lake Waynoka will be 'run by' the Waynoka Property Owners Association. A yea/nay vote was taken and the motion passed with eight yea votes and one nay vote (Johnson).*

#### **Motions and Resolutions:**

- **Motion #272** was made by Taylor and seconded by Holt to adopt the WPOA Revised General Rules and Regulations, Volume 1, dated March 6, 2017, as provided for in the WPOA CODE of Regulations, Article II, Section 11. A roll call vote was taken and the motion passed with eight yea votes and one nay vote (Kirk).
- **Motion #273** was made by Buckley and seconded by Taylor to rescind Motion #7, dated June 13, 1998, which had established rules for operation of the back gate and construction vehicle access and is no longer applicable due to the new back gate configuration ... and ...Motion #236, dated June 14, 2014, which had established fines and updated WPOA ordinance language, and is no longer applicable due to updates to the General Rules and Regulations, approved March 11, 2017. A roll call vote was taken and the motion passed unanimously.

#### **Membership Concerns:**

\*Charles Porter (Lot #2047): Porter shared his concerns about how the finances are reported for the Lounge. Explanations were offered by the Manager and a couple of the Trustees.

\*Valerie Bullock (Lot #2304): Bullock shared her concern that the concerns pointed out in a letter, sent to all of the Board members by the CCW (Concerned Citizens of Waynoka), regarding a dock matter involving Trustee Holt have not been addressed. She noted several actions that she believes have not been done. Bullock also shared her objections to the way executive sessions are being used by the Board.

\*Doris Kitchen (Lot #2844): Kitchen asked if a tribute to Steve Sears could be done during the Annual Meeting. Pres. Redick reminded Kitchen that she had already agreed to this and that Kitchen needed to share the details with Redick. Gary Dombroskie stated that he would be responsible for the tribute. Kitchen inquired as to why Security Chief Wallace was asked to the workshop meeting. Redick shared that the Chief attended because of threats. Kitchen asked why the Trustees were not given copies of a letter from Attorney Jolley which was referred to during the workshop meeting. Redick noted that the letter contained information regarding other matters not being discussed at that time.

\*Joy Ackley (Lot #059): Ackley gave her three minutes to Kitchen who then offered additional details about the problem she had shared during the Membership Concerns at the February 11<sup>th</sup> WPOA meeting.

\*Pat McDulin (Lot #689): McDulin shared her concerns about “people who keep stirring stuff up”. She asked, “Where were you when these illegal docks were allowed?”

\*Steve Rish (Lot #2895): Rish described himself as ‘a concerned citizen’. He stated, “I am concerned about this Board and its bending and twisting and breaking of its rules.” He told the Trustees that they are ‘guardians of all of the rules and regulations’ which affect the community. Rish challenged the use of the three minute rule for membership concerns. Pres. Redick noted according to the CODE that the purpose of this meeting is to conduct Board business. However, as has always been done, the organizations are offered an opportunity to share their events and members to share their concerns.

\*Ginny Tatman (Lot #2635): Tatman stated that she was ‘very disappointed’ there was no mention of the passing of Steve Sears on either the Waynoka website or WPOA Facebook page. Pres. Redick responded that no family request had been made or permission given to do so.

\*Steve VanWalde (Lot #4011): VanWalde asked the ‘basis of the coin flip’. Pres. Redick noted that the recommendation of Attorney Jolley directed the Election Inspectors to the ORC to decide how to handle the tie. VanWalde then shared his concern about ‘the perception of secrecy during executive sessions’.

\*John Sharp (Lot #0122): Sharp shared his thoughts about newly elected Trustees being informed about all Board business. Pres. Redick agreed and noted that Kitchen has been. Sharp also asked why a property owner would not allow Board members to see an attorney’s letter from which he was reading during the workshop. Pres. Redick noted that it was her directive to this property owner. She further shared her thoughts about how it is to be a Trustee during these ‘contentious times’.

\*Tony Tatman (Lot #2635): Tatman was told that the newly elected Trustees, Kitchen and Robinson, will be scheduled to participate in the new trustee orientation.

**Adjournment:** A motion to adjourn the meeting was made by Taylor and seconded by Koch. The motion was passed unanimously and the meeting adjourned at 12:04 pm.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary