

Waynoka Property Owners Association

1 Waynoka Dr.

Lake Waynoka, OH 45171

937-446-3232

937-446-3330

WPOA Board of Trustees Meeting – Saturday, May 13, 2017

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

Roll Call: *Present:* Holt, Kitchen, Koch, Redick, Robinson, Taylor, Yannone & Mgr. Cahall

Absent: Buckley (ex.) and Johnson (ex.)

Pastor Talley led those in attendance in the invocation which was followed by the Pledge of Allegiance.

Minutes: The motion to approve the minutes of the April 8th, 2017, WPOA public meeting as published in the May Newsletter was made by Taylor and seconded by Koch. A yea/nay hand vote was taken and the motion passed unanimously.

The motion to approve the minutes of the April 15th, 2017, WPOA annual meeting as published in the May Newsletter was made by Taylor and seconded by Yannone. A yea/nay hand vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): none

Treasurer's Report as of April 30th, 2017 (Vern Taylor):

Operating funds

- The total April operating income which was \$188,804.00 was driven mostly by the collection of dues.
- The total operating expense for the month of April was \$167,621.00. This included the unexpected expenses related to the cost of opening and operating the restaurant of \$12,468.00 (repairs, cleaning, labor and start-up inventory).
- The operating fund balance at the end of April was \$758,329.00.
- The operating income for the year at the end of April was \$1,171,252.00 and that is 63% of the plan for 2017. The expected income at the end of April to plan was 59% which is 4% ahead of plan.
- The operating expense for the year at the end of April was \$574,011.00 and that is 30% of the plan for 2017. The expected expense was 31% and is 'right on track'.

Allocated Assessment Funds

- The income for allocated operating assessments in April was \$46,538.00, driven by annual payments.
- Assessment account expenditures in April totaled \$2,588.00. These expenses were all in the Campground for tree work and other repairs.
- The balance of all allocated assessment accounts at the end at end of April was \$524,958.00.

Invested Funds – Invested reserves at the end of April totaled \$296,288.00.

Total cash 'on hand' at the end of was \$1,579,576.00.

Manager's Report (Mgr. Cahall):

- Four people have been hired recently and the dredging should begin this next week.
- The flagpole is up in the circle at the back gate. The Civic Club agreed that the WPOA should install the lighting for the flag once the rocking is done in June.
- The beach has been expanded with the help of the \$1K donation from the WaterSports Club.
- The first set of replacement street signs has been delivered and installation will begin soon.

- The new Dectron system (an indoor pool dehumidifier) which was on back order will be installed soon.
- The lawn outside the Lodge and Lounge has been treated to control the clover and thus the bees.
- The work involved, as well as the progress that has been made, in getting the pools and the surrounding area ready for opening on Memorial Day weekend was shared.
- Twelve lots have been sold so far during the Spring Special promotion. Only six of the lots have been part of the Special. Six buyers bought more expensive lots! All of the buyers are new members.
- The target date to begin the 401K benefit for employees remains July 1st, 2017.
- The Board should have a rough draft of the Reserve Study for review some time during the next couple of weeks.
- In discussions with Brown County the WPOA has been able to get the number of lots that the County wants resurveyed before being sold reduced, including ten owned by the WPOA. Check the Brown County tax map to find out which lots are affected.
- The Board will be asked to vote on menu changes for the restaurant later in the meeting. A workable plan to offer gift cards to the restaurant is being developed. The sales during the soft opening weekend and the grand opening weekend were encouraging (\$1400 and \$1600).

Security Report (Chief Wallace): Chief Wallace reported that during the month of April, no arrests were made, but 2 warrants were issued for domestic violence and aggravated assault, 2 citations were issued, 1 verbal warning and 1 WPOA summons was issued. There were 58 calls for service reported which were up 32% from March with no noticeable trends. He shared the numbers for gate usage during the month of April; the back gate is more heavily used than the front. Chief reminded everyone that membership cards must be renewed before RFID stickers can be renewed. These renewals can be done over the phone at the Admin Office (937-446-3232). So far this year about 1800 stickers have been renewed and there are 980 more to go. Only about 100 goose eggs have been added this season which is down from years past.

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) and calendar as well as on other social media and in the local newspapers.

At the Rec Center the first Family Night Swim is June 2nd (9 pm to midnight) and the first Adult Night Swim is June 16th (9 pm to midnight). Starting Friday, May 26th Ping Pong will be from 9 am to 11 am. The Deep Water Jog classes will be in July with hopes that the water will be warmer!

In June Almost Human (June 10th) and River Pickles (June 17th) will be performing at the Lounge. On June 24th an open jam session, Campground Rock Version I, will be held. Everyone is invited to bring their talent and their instruments. BBQ will be available for purchase.

The Lake Waynoka Restaurant now has a Facebook page. The Lodge and Restaurant have Wi-Fi (password: restaurant). Lake Waynoka waterproof pouches are for sale (\$3 each) at the Rec. Center, the Admin Office and the Campground. The Spearpoint Band will perform at the Music on the Green on May 28th. Boe Davis and the Broken Arrow Band will perform on July 2nd. The Lake Waynoka Information Table will be set up during Marina Day on June 10th.

Other Reports:

Long Range Planning (Dick Bankes):

- Installation of the new street signs will begin soon.
- The Communications Focus Group has identified four key areas for consideration and discussion with the Board: 1. the One Call emergency notice system, 2. an administrative system for member concerns (problems, ideas, suggestions, etc.), 3. improvement of the distribution of the Newsletters and the function and use of the website, and 4. implementation of an electronic document history/access system for the Board, organizations, committees, etc.
- Eileen Brown, Jim Meyer and Pete Levermore were thanked for the design of the rec area signs.

- Terry Borgman will review the process and conclusions related to the General Reserve Adequacy project as well as discuss the dam failure-replacement cost issue with any interested property owners following this meeting.

Lake Advisory (Mike LaPlante):

- Committee members will begin monitoring the lake's water quality (clarity and temperature) in June. The testing results will be available on www.eyesonthewater.org/olms/ which is under the auspices of the Ohio Lake Management Society (OLMS) and The Citizen Lake Awareness and Monitoring (CLAM) program.
- Committee members will also be assisting the WRWSD in monitoring the water in the beach area for E-Coli bacteria which has never been found to be an issue.
- The Reflective Lot Number Plates are still available. Check the Newsletter for details as to how you can support the Russellville Fire Department as well as help increase safety on the lake.
- When Mgr. Cahall was questioned about whether or not the silt pond will be cleaned out this year, he responded that he would talk to Randy Pike, Maintenance Supervisor, about getting this done before the dredging begins.

Building (Prescilla Redick): Redick shared that Tony Tatman is stepping down as chair of the Building Committee. She recognized and thanked him for his support of the community in this position. In turn, Tatman thanked the Committee members and the WPOA staff who assisted him. Redick noted that the review of Volume 2 of the Yellow Book which is the building/zoning code will begin soon. A new chairperson will be appointed before the next public WPOA meeting.

Rules and Regulations (John Buskey): The Committee met in April to work on changes to the CODE of Rules and Regulations (Blue Book) as requested by the Board. It is hoped that a final version can be presented to the Board in June and that a vote by the membership can be done later in the summer.

Election Inspectors (Margi Borgman): Borgman suggested that property owners who may be interested in being a WPOA or WRWSD Trustee next year begin to consider this opportunity to serve the community. There will be a Meet & Greet for the Campground 'residents' to introduce all 2018 candidates on the second Saturday in October. This is the earliest that this event can be held due to the application deadline for Trustees.

Unfinished Business:

- Redick noted the 2017 chairs and Board liaisons of the various WPOA committees: Long Range Planning – Dick Bankes/Yannone; Lake Advisory – Mike LaPlante/Kitchen; Rules & Regulations – John Buskey/Taylor; and Building - ???/Buckley.
- Mgr. Cahall restated that the playground equipment at the Beach was removed because the insurance company deemed it 'hazardous'. In turn, the WPOA was provided with a website which shares information about government approved playground that can be installed.
- Trustee Kitchen initiated a discussion about the fact that the recordings of the WPOA's public meetings are 'destroyed' once the minutes of a meeting are approved by the Board. She believes that the tapes should be kept longer. There was much discussion about how this decision came to be and reasons why tapes should or should not be kept for a longer period of time. There are some property owners who believe that the written minutes are not sharing enough about what is discussed during the meetings. Pres. Redick stated that this will be further discussed during a workshop meeting.

New Business:

- Pres. Redick shared that beginning with the May workshop meeting she now requires each individual, whether a Board Trustee or invitee who is attending an executive session of the WPOA Board, to sign a confidentiality agreement. If all individuals do not sign the agreement an executive session will not be held. Redick believes it is necessary to implement this procedure. The next day, following the

executive session held during the workshop meeting in April, it became evident that information discussed during that executive session was being shared publicly as well as inaccurately.

- The dates of two workshop meetings have been changed due to holiday conflicts; the July workshop will be on July 7th at 6 pm and the September workshop will on September 8th at 6 pm.
- *A motion to approve several changes to the restaurant menu (addition of a full size salad and a veggie burger, the pool menu of such items as hot dogs and walking tacos and pizzas have two items with an extra charge for additional items) was made by Taylor and seconded by Koch. A yea/nay voice vote was taken and the motion passed unanimously.*
- *A motion to approve moving the property line of Lot #4020 about ten feet to make the lot larger for resale was made by Holt and seconded by Yannone. This property owner's home sits on two of the three lots he owns. The new lot meets all minimum lot requirements as do the other two lots. A yea/nay voice vote was taken and the motion passed unanimously.*
- Trustee Kitchen then opened a discussion with Pres. Redick about the confidentiality agreement any participant in an executive session of the WPOA Board is now required to sign before such a session would be held. Kitchen disagrees with the procedure and refused to sign the statement at the last workshop meeting of the Board. Several property owners also shared their thoughts.

Motions and Resolutions: none

Campground (Walt Robinson): Robinson reported that the Campground is up and running! He reminded the Campers that the 50/50 pot is ongoing to raise monies to support the Campground's activities. He also noted that the Health Dept. hasn't yet done its inspection this year so Campers need to remember that garbage is never to be burned and all 'blue boys' and sanitary lines must be sealed. The Chapel will be providing a breakfast for the Campground on May 27th and the decorated bike parade will be held on July 3rd. Robinson encouraged the Campers to attend the next Campground meeting on the first Saturday in June.

EMS/Fire: none

Civic Club (Terry Borgman): The Annual Garage Sale is next Saturday, May 20th from 8:30 am to 4:30 pm. The window project in the gymnasium at the Rec Center has been completed. If any members or organizations would like to make a donation to help defray the cost (\$1700) of this project, please contact Ginny Tatman. The landscaping project at the back gate is scheduled to be done the first week in June. The cost of this effort will be between \$7700 and \$8K, but the Club is not asking for donations for this project. The Civic Club will meet again on May 23rd in the Lodge at 7 pm.

Water Sports Club (Charlie Beard): Over 30 members participated in the Earth Day Clean up at the back gate on April 30th collecting a large pick up load of litter. The car show will be at Little Turtle on June 3rd from noon until 5 pm. Registration forms to participate in the 5K run/walk on Marina Day, June 10th are available at the Rec Center, the Admin Office and the Campground. The Dragon Boat demo will be held at the Beach at 11 am. A Family Day/Beach Day is being planned at the Beach on July 1st. All of the events - a Color Run, bouncy houses, the Cardboard Regatta, sand art painting, karaoke and children's games - are free! A food truck will also be on site.

Chapel (Rev. Talley): Rev. Talley highlighted the many activities the Chapel congregation will sponsor over the next few months including the Youth Campout at the Chapel (May 20th), the Campground Breakfast and Bingo (May 27th), a trip to see Cincinnati Roller Derby (June 10th) and a trip to Pt. Pleasant to search for Moth Man (June 16th). The Children's Christmas Fundraising Dinner will be September 16th.

Shawnee Squaws (Joan Hartings): The Squaws will be selling food at the Little Turtle during the Annual Garage Sale from 10:30 am to 4 pm. All proceeds will go toward the Fireworks Fund. The next meeting of the Squaws is Wednesday, June 14th at 10 am.

Art Club (Joanne Edwards): The Club will hold its last meeting until fall Monday evening, May 15th when they will be making a stained glass piece. During the summer, however, the Club members will do sand art kits

with the children on Beach Day and will have an art display set up on Waynoka Day as well as provide supplies for the children to do rock painting.

Lake Committee (Prescilla Redick): The next Wednesday night bass tournament is May 17th from 6 pm to 9 pm. The night tournament for bass fishermen will be on July 29th from 11 pm until 7 am.

Pres. Redick requested that all organizations send a representative to the next Waynoka Day meeting on Wednesday, May 17th at 10 am in the Lodge if planning to participate in the Waynoka Day activities.

Mgr. Cahall shared that the phone directory will be available by early fall.

Membership Concerns:

*Doris Kitchen (Lot #2844): Kitchen thanked everyone who attended the Town Hall Meeting on May 6th. She shared her thoughts about the meeting. Another meeting is being planned for June 24th.

*Steve VonWahlde (Lot #4011): VonWahlde shared his opinion that recordings should be 'gotten rid of', but that the information presently provided in the minutes about motions is 'woefully inadequate'. The asst. recording secretary responded that she reports the motions in the minutes just as they are written in the motions that are kept in the book at the Office. VonWahlde then suggested that more information be shared when motions are written by the Board. VonWahlde then questioned under what authority the Board imposes the confidentiality agreement. He shared that the Board doesn't want executive sessions to reflect a 'perception of a lack of transparency'.

*Phillip Cady (Lot #3879): Cady shared his concerns about the lack of response from Frontier and a situation where lines were cut by the WRWSD. Mgr. Cahall responded that Frontier gave the 811 service (which the WRWSD did contact before digging) the wrong information about where the lines were located. Cady was reassured that even if the internet is down, Security does have an analog phone as back-up and thus can receive calls from property owners. Cady suggested that the grass on the sides of the roads needs to be cut even if the rains prevent mowing the entire fields.

*Joan Hartings (Lot #2087): Hartings recommended that one of the outdoor tennis courts be relined as pickle ball courts. Mgr. Cahall was directed to look into what would be involved to do this for the pickle ball players.

*Donna Wyatt (Lot #3194): Wyatt asked how much the WaterSports Club donated toward the cost of the sand to extend the Beach. She was told that the Club gave \$1K of the \$1,857 cost and will consider paying the remainder when they meet today. Wyatt shared that "we will pay the rest, if they don't". Wyatt then asked the WaterSports Club why they did not accept a donation from Doris Kitchen to advertise the Car Show. The Club President stated that 'she knows why'.

*Valerie Bullock (Lot #2304): Bullock shared her thoughts about how well the Town Meeting went. She questioned why Kitchen had to pay the fee of \$300 to use the Lodge for the meeting. Cahall explained that any member may use the Lodge unless they 'rent it for exclusive use' and then they are charged. Bullock asked about the availability of the sound system used during WPOA meetings for a Town Hall Meeting. She was told that there is an older system that is not as difficult to operate that may be used. Pres. Redick 'applauded' the success of the Town Hall meeting and suggested that it would be good if efforts could be made to conduct the Board meetings with the same respect and in the same manner.

*Charles Porter (Lot #2047): Porter asked about the status of his special variance request. Pres. Redick shared that it had been presented to the Board, but that the discussion between Porter and Cahall concerning the wording, which Cahall believes has not been finalized, needs to continue. Therefore, the Board did not act. In response to his second concern about how the financial records are kept, the Treasurer told Porter he could go to the Office and ask to review any documents he would like to see any time.

*Tom Wyatt (Lot #3194): The Lake Waynoka Golf League is playing at Buttermilk Falls west of Georgetown on Tuesday mornings (9:30 am in May and 9 am in June). Wyatt then asked if there is a plan to build a bar at the Beach. The answer from several Board members was NO!

*Tony Tatman (Lot #2635): Tatman shared that adding the ‘rumor mill’ to the agenda several years ago has just added to the problem by encouraging discussion of the rumors.

*Nancy Nadaud (Lot #694): Nadaud believes that the Town Meeting is a way that “a couple of Board members and a small group are using the Board to present their own agenda”. She believes this is wrong.

*Judy Yannone (Lot #888): Yannone who attended the Town Meeting shared, “No agenda was stated.”

*Sandra Kraft (Lot #2836): Kraft who attended the Town Meeting felt the focus was on the property owners which created a different atmosphere. She thinks the ‘we against they thing’ that seems to exist needs to be looked at.

*Margi Borgman (Lot #1709): Borgman was involved in a back-up of several vehicles at the front gate because some of the property owners had not yet had their RFID stickers activated. There were people who would not back up their vehicles to allow these individuals to get out of the line. Borgman is asking everyone to “be kind to people”! She was told that she should report such an occurrence to the Chief or the Manager so that they can work to prevent it from happening again.

*Steve Rish (Lot #2895): Rish asked if there is a closing of real estate transaction on Monday that involves the WPOA spending \$10K. Pres. Redick responded yes and that the Board believes that ‘this is the most expedient way to be fair to everyone without costing a fortune’ (i.e., attorney fees).

*Steve Hendricks (Lot #1747-48): Hendricks, a new homeowner, shared his frustration with Frontier and their inability to provide internet service which in many instances is not of desirable quality and consistency. Hendricks will be looking at alternate internet opportunities and will report back to the Board.

*Terry Borgman (Lot #1709): Borgman responded to the comment “I want every word recorded” in the minutes. He noted that this is a board/community meeting, not a court of law. If every word is to be recorded the Board and the property owners need to consider hiring an individual who records every word that is said as is done in a court of law. The cost of this will need to be considered and added to the budget and in turn, the income will need to be raised somehow.

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

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary