

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, June 10, 2017

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

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

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

Absent: none

Minutes: The motion to approve the minutes of the May 13th, 2017, WPOA public meeting as published in the June Newsletter, including the correction of the meeting date as May 13th and not April 8th, was made by Taylor and seconded by Koch. A ye/a/nay hand vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): Among various items mentioned Redick noted that the next WPOA workshop meeting will be July 7th, 2017, at 6 pm due to the holiday (4th of July) conflict.

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

Operating funds

- The total May operating income which was \$142,151.00 was driven mostly by the renewal of cards and stickers.
- The total operating expense for the month of May was \$162,949.00 with no unexpected expenses.
- The operating fund balance at the end of May was \$740,653.00.
- The operating income for the year at the end of May was \$1,313,404.00 and that is 70% of the plan for 2017. The expected income at the end of May to plan was 67% which is 3% ahead of plan.
- The operating expense for the year at the end of May was \$746,022.00 and that is 40% of the plan for 2017. The expected expense was 40% and is 'right on track'.

Allocated Assessment Funds

- The income for allocated operating assessments in May was \$24,612.00.
- Assessment account expenditures in May totaled \$3,924.00. These expenses were almost all for the street sign project.
- The balance of all allocated assessment accounts at the end at end of May was \$544,189.00.

Invested Funds – Invested reserves at the end of May totaled \$296,522.00.

Total cash 'on hand' at the end of was \$1,581,365.00.

Trustee Kitchen asked the Manager questions about the monthly financial report distributed to Trustees. They agreed to discuss this when they meet next week.

Manager's Report (Mgr. Cahall):

- Next week \$50K will be added to invested reserves funds (\$25K from the Campground capital fund for Campground electrical and \$25K as a part of the capital budget).
- Dredging has stopped since the track hoe is in need of repair again.

- The mowing has almost been finished around all of Lake Waynoka for the first of at least three cuttings this year.
- The date on which this year's road work begins is not yet known.
- The sign project has begun.
- The maintenance staff is short one person.
- The new Dectron system (an indoor pool dehumidifier) at the Rec Center has been shipped.
- Work is being done on the sound system at the Health and Recreation Center.
- The contractor who resurfaced the kiddie pool last fall has been contacted about a crack recently found.
- The gratings have been painted in the Campground. Noise complaints are a concern being addressed by Security.
- A total of thirteen lots were sold during the Spring Special promotion. All buyers are new members.
- Training sessions for all employees participating in the 401K plan benefit being offered by the WPOA and the WRWSD will be held on June 14th and 15th.
- The reserve study is currently being reviewed and will be returned to the contractor for corrections.
- The twenty year old phone system at the Admin Office is in need of replacement.
- Life insurance for WPOA and WRWSD employees, which is less expensive with more coverage, has been obtained. Employees will also be offered the opportunity to purchase dental insurance (at no cost to the WPOA).
- A new refrigerator is now in the restaurant kitchen. Cahall noted "When this restaurant gets really busy, things slow down... pizzas still take ten minutes each. It is not McDonald's!"

Security Report (Chief Wallace): Chief Wallace reported that during the month of May two arrests were made, two citations were issued, and five warnings were given. There were 60 calls for service (including ten medic runs) reported (two more than April) with three reports taken. He shared the numbers for gate usage during the month of May. The security lane count at the front entrance increased by almost 3500 due to boat and RFID sticker registrations. The majority of the marine patrol in May was during the Memorial Day weekend. In regards to the noise complaints at the Campground patrols will be 'stepped up' and progressive enforcement procedures will be followed.

Events/Marketing Report (Paul Cahall): Information and details about the activities and events in Lake Waynoka can be found on the Lake Waynoka website (www.lakewaynoka.com) and calendar, on the Facebook pages for Lake Waynoka as well as for the Rec Center, the Campground and the Lounge, in the Lake Waynoka Newsletter and calendar, in the local newspapers and many other places! Boe Davis and the Broken Arrow Band will be performing during Music on the Green July 2nd from 7 to 10 pm.

Other Committee Reports:

Long Range Planning (Dick Bankes):

- The new street signs will be installed as maintenance staff is available to do so. The rec area and way-finding signs are being ordered.
- The Communications Focus Group continues its work.
- Work on the 2018-2022 Long Range Plan and Budgetary Forecast will begin once the final version of the Reserves Study is reviewed by the Board and projects are identified and assigned to the Long Range Planning Committee.

Lake Advisory (Mike LaPlante):

- Committee members have begun monitoring the lake's water quality (clarity and temperature). The testing results will be available on www.eyesonthewater.org/olms/. Committee members are also 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.
- REMINDER TO ALL BOATERS -The No-Wake Zone includes all waters 50' from the shore in the main part of the Lake as well as beyond buoys at the entrances into the various coves and 'fingers' off the main lake.

Building (Prescilla Redick): The Committee is working to 'streamline' the packet of procedures which new property owners are given when building a home. The chairperson of this committee will be announced soon.

Rules and Regulations (Prescilla Redick):

- The Election Procedures Manual (volume 3 of Rules & Regulations) is completed with 14 pages of exhibits. The next step is to provide Board with a completed document for discussion at the July Workshop. A probable vote to approve will be taken at the July Board Meeting.
- The CODE of Regulations is completed and includes changes the Board approved in May. Next step is to provide the Board with a 'marked-up' copy for discussion at July Workshop. A probable vote to approve mailing to Members for their vote will be taken at July Board meeting. Following the July Board Meeting, a copy will be posted on line showing all changes.

Election Inspectors: none

Unfinished Business: none

New Business:

- Trustee Kitchen believes the reason a Trustee is excused from a meeting should be included in the minutes. This will be discussed at the next workshop meeting.
- Pres. Redick raised the question to the Board as to whether or not the WPOA minutes should continue to be shared in a private format on-line, rather than public. This will also be discussed at the July workshop meeting.

Motions and Resolutions: none

Water Sports Club (Pat Raleigh): The entries at last weekend's car show included mostly cars and two motorcycles as well as a home-made boat! Members Pete Levermore, Steve Johnson and Scott Steele made repairs to the docks at the Marina and installed \$800 worth of boat bumpers. The Club also paid the additional cost of the sand used to extend the beach. The proceeds from today's 5 K run will go to the Eastern High School track scholarship fund. The Club is sponsoring a FREE 'family friendly' Family Day Beach Day on July 1st for Lake Waynoka property owners and their families. Two wetsuits were donated to the Club by Jeff and Anna Clark. The 4th of July boat parade begins at 12:45 pm on the 4th.

EMS/Fire (Walt Robinson): *Robinson made a motion to allow the Russellville Fire Department permission to use the Lake for the purpose of training personnel to do rescue from a boat. Taylor seconded the motion and it passed unanimously with nine yea voice votes.* The Department now has two squads that are 'new' to them.

Campground (Walt Robinson): The Campground meetings are going well. The 5th Annual Decorated Bicycle and Golf Cart Parade will be led by the Sardinia and Russellville Fire Departments on Monday, July 3rd.

Trustee Johnson was excused from the meeting to participate in Marina Day.

Civic Club (Terry Borgman): The landscape project at the back gate has been completed except for the electrical work. Borgman extended thanks to all involved. When made aware of the need for a way to 'save the roses' that were planted, Walt Robinson donated a 35 gallon tank with a pump that can be used to water the bushes. A request was made that all signs be placed to the right of the road rather than in the landscaped area. There will be a flag dedication ceremony on July 4th at the project. Borgman invited the Trustees to attend. The Club is asking property owners to submit photos of community activities for the 2018 calendar by Waynoka Day on July 15th to Tony Tatman (tonyt9285@frontier.com). Contact Tatman or Borgman (937-515-7842) for photo image quality requirements which will also be included in the July Newsletter.

Chapel (Rev. Talley): The Saturday Bingo nights continue to be a fun time for many regular players. Rev. Talley highlighted the many activities the Chapel congregation will sponsor over the next few months including a trip to Pt. Pleasant to search for Moth Man (June 16th), a day at the horse races in Lebanon (Aug. 19th) and an excursion to Renfro Valley (Sept. 30th). The Children's Christmas Fundraising Dinner and Auction will be Saturday, September 16th.

Shawnee Squaws (Valerie Bullock): The Squaws will be planning for Waynoka Day at their next meeting on Wednesday, June 14th at 10 am.

Art Club: none

Lake Committee (Prescilla Redick): The next Wednesday night bass tournament is June 21st from 6 to 9 pm.

Pres. Redick requested that all organizations send a representative to the next Waynoka Day meeting on Wednesday, June 14th at 10 am in the Lodge if planning to participate in the Waynoka Day activities.

Membership Concerns:

*Tony Tatman (Lot #2635): Tatman initiated a discussion about the State of Ohio's regulations for boat registration and the relationship which the WPOA and Lake Waynoka have with the Ohio Department of Natural Resources in regards to patrolling our waters.

*Charles Porter (Lot #2047): Porter shared his concerns about how the WPOA sells 'distressed' properties which are those purchased during auditors' sales or acquired because property owners have not paid fees and taxes.

*Roger Coker (Lot #1888): Coker shared his admiration for how the Board members handle the criticism they receive from some during the public meetings. Everyone needs to work together.

*C. P. Swenson (Lot #1281): Swenson shared her concern about the damage recently done to Wagon Wheel Dr. by construction vehicles. The WPOA is responsible for the repairs as there is not a regulation addressing this. She also noted that chairs in the Lodge are in disrepair as are some of the chairs used for classes at the Rec Center.

*Sue Eads (Lot #2864): Eads shared her concern about the shoreline damage that is being done in her cove by the dredging equipment. She offered suggestions, which will be discussed by the Board, as to how this concern might be remedied by the WPOA.

*Jim Meyer (Lot #2894): Meyer suggested that one electronic message sign at the back gate entrance would be better than the posting of several individual signs along the road.

*Charles Porter (Lot #2047): Porter suggested that the WPOA's financial reports be 'on-line' for all to review.

*Valerie Bullock (Lot #2304): Bullock shared her concern about the high grass in yards of foreclosed properties. The WPOA does 'bush-hog' these properties and charge the cost to the banks.

*Ginny Tatman (Lot #2635): Tatman disagreed with Meyer that a scrolling electronic message sign should be at the back gate, delaying traffic as drivers read the messages.

*Charles Porter (Lot #2047): Porter continued his discussion from the last meeting about his special variance. The WPOA is waiting for a response from Porter's attorney.

Adjournment: A motion to adjourn the meeting was made by Holt and seconded by Taylor. The motion passed unanimously and the meeting adjourned at 11:20 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary