

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, July 8, 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, Taylor, Yannone & Mgr. Cahall
Absent: Robinson (ex.)

Minutes: The motion to approve the minutes of the June 10th, 2017, WPOA public meeting as published in the July Newsletter, was made by Johnson and seconded by Koch. 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 June operating income was \$141,964.00.
- The total operating expense for the month of June was \$234,273.00 with no unexpected expenses.
- The operating fund balance at the end of June was \$627,630.00.
- The operating income for the year at the end of June was \$1,455,422.00 and that is 78% of the plan for 2017. The expected income at the end of June to plan was 73%.
- The operating expense for the year at the end of June was \$987,240.00 and that is 52% of the plan for 2017. The expected expense was 51%. This overage is expected to grow because the budget did not include the operation of the restaurant.

Allocated Assessment Funds

- The income for allocated operating assessments in June was \$17,552.00.
- Assessment account expenditures in June totaled \$1,756.00. These expenses were mostly for an upgrade to the sound system at the Recreation Center and pools.
- The balance of all allocated assessment accounts at the end of June was \$512,388.00.

Invested Funds – Invested reserves at the end of June totaled \$346,430.00. The \$50K increase was from campground repayment and Board directed investment.

Total cash 'on hand' at the end of June was \$1,486,450.00.

Manager's Report (Mgr. Cahall):

- The 'brain box' to the dredging track-hoe was repaired and has been shipped. The dredging should resume sometime next week.
- Both 15' bush hogs had transmission issues which were repaired within a week while still under warranty.
- It is anticipated that this year's road work will begin in the next couple of weeks.
- New street signs on the west side of the Lake have been installed. The deposit has been paid on the recreation area signs and the WPOA is awaiting delivery.
- The Dectron system (an indoor pool dehumidifier) is being installed at the Recreation Center.

- One of the two air conditioning units in the Lodge had to be replaced (\$5900).
- The swim passes will be \$3 per guest on Waynoka Day.
- Withdrawal of monies for the 401K plan benefit for employees will begin with the next pay period.
- The changes in the revised version of the reserve study were reviewed by Mgr. Cahall. Final copies will be distributed to the Trustees for review. A special meeting will be held to discuss the study. The study will then be shared with property owners via the Lake's website and an informational meeting.
- The new life insurance for WPOA and WRWSD employees has been 'pushed off' until at least the end of the year. Employees are also being offered the opportunity to purchase dental insurance (at no cost to the WPOA or the WRWSD).
- The restaurant manager has resigned to take another position. Laura who presently runs the Lounge will be the food and beverage manager for both the Restaurant and the Lounge through the end of the year. Presently the restaurant is not making a profit. Adjustments to the hours of operation (Monday through Thursday until 8 pm instead of 9 pm) and to item costs (such as an increase of 25 cents for each sandwich) will be made.
- The Board has agreed to pay a fee of \$300 for the Manager to meet with an expert to evaluate the cost of converting one of the tennis courts into four pickle ball courts.

Security Report (Chief Wallace):

- Chief Wallace shared several details of his June security report including that there were 84 calls for service including four EMS runs, two arrests and the first two traffic accidents of the year.
- The Chief noted that usage of the guest security lane at the front entrance exceeded the RFID lane in June (16,824 via guest passes vs 16,741 via RFID stickers). In an effort to speed up the time an individual spends at the window the Chief requested that Security not be required to distribute a paper yellow pass to each guest entering Lake Waynoka for one day and one time. Property owners will still need to call in the names of their guests and guests will still need to identify who they are visiting. The different colored passes for the Recreation Center, Chapel, Lounge, etc. will continue to be given to guests. *A motion was made by Taylor and seconded by Koch to eliminate the distribution of yellow paper 'one day, one time' guest passes. The rest of the procedure for one day, one time passes remains the same. A yea/nay voice vote was taken and the motion passed unanimously.*
- In response to a discussion during the June meeting, Chief Wallace confirmed with the ODNR that every watercraft (whether it has a motor or not) on Lake Waynoka has to be registered through the Ohio Department of Natural Resources. Contact the Chief if you have questions. He also shared that since Lake Waynoka has its own water patrol the chances of the ODNR patrolling are 'slim' due to the department's limited manpower and resources. However, there are educational and training opportunities available.

Events/Marketing Report: none

Other Committee Reports:

Long Range Planning (Dick Bankes):

- The new street signs in Phase 1 of the street sign project have been installed. The remainder will be installed in 2018. The recreation area signage has been 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.
- Work continues on the General Reserve Adequacy project. The team has prepared a recommendation to the Board for an emergency reserve fund value to cover the top 19 risks in Lake Waynoka. An earthen dam failure of the greatest magnitude is the top risk. The General Reserve would cover the immediate

needs for controlling a failure and for an engineering study to do the repairs. Funds to repair or construct a new dam are not included in the reserve. The development of a process to raise these monies is the work in progress by the team at the present time.

Lake Advisory (Mike LaPlante): Reading from the Lake Waynoka Boating and Fishing Guide LaPlante shared the definition of ‘no wake’: *No Wake is defined as the lowest speed possible to maintain headway and navigation. A rule of thumb is that the wake of the boat should not move moored watercraft or other floating objects.* He noted that on June 23rd after three inches of rain fell the Lake was experiencing ‘hazardous conditions’. The Guide states that the Lake is ‘no wake’ *during periods of dangerous high water (submerged docks, etc.).* This regulation must be observed to prevent excessive damage to shorelines. The Guide also states that the Lake is always ‘no wake’ *within 50 feet of the Dam and all main lake shorelines.*

Building (Prescilla Redick): The Committee meets this coming Thursday. A chairperson will be appointed. Presently the Manager and the Board President ‘sign off’ on permits.

Rules and Regulations (John Buskey): Both the Election Procedures Manual (volume 3 of Rules & Regulations) and the CODE of Regulations are nearly completed. Over the next couple of months the Board will have the opportunity to review both documents.

Election Inspectors (Dave Patton): The schedule of dates related to the election process will be announced at the August meeting.

Unfinished Business: none

New Business:

- *Johnson moved and Buckley seconded a motion to give permission to the Watersports Club to do multiple level skiers during the Ski Show. A yea/nay voice vote was taken and the motion passed unanimously.*
- At the request of Marina operator, Mike Napier, Attorney Tom Grennan informed the Board that his client was filing a petition for a Sunday sales license for off premise sales of beer, wine and spirituous liquor at Lake Waynoka’s Marina. This issue will appear on the Franklin Township ballot in either November or next May.
- President Redick shared that the agenda of the WPOA’s public meeting will be different beginning in August. Those responsible for the financial, managerial and security reports as well as the WPOA Committee reports will submit their reports in writing to the Office by the Wednesday prior to the public meeting each month. The reports will be prepared as handouts which will be distributed with the meeting agenda each Saturday WPOA public meeting. The Community Organization representatives are to submit information about their activities and events in writing to the Office by 4 pm on the Monday following the Saturday meeting. The information shared should be related to activities and events within sixty days of the meeting and should be written in detail for distribution by the Events Director via the newsletter and social media. Redick will contact all of the presidents of the community organizations with further information about this change. Unless an action by the Board is required, all of these reports, which were previously shared verbally during the meeting, will now be shared in some kind of written format.

Motions and Resolutions: none

Campground: none

Civic Club (Terry Borgman): The landscape project at the back gate was dedicated on July 3rd. This area is now in the ‘care and consideration’ of the WPOA. The Civic Club will present a donation of a gas generator to the Sardinia Fire Department during the Sardinia Church of Christ Festival.

Water Sports Club (Charlie Beard): Beard shared an overview of several of the activities sponsored by the Club so far this summer. There were 79 participants in the 5K Run/Walk on Marina Day. The Family Beach

Day was 'a huge success'. About 175 kids and adults participated in the Color Run. There were 16 entries in the Cardboard Regatta. Many children enjoyed making sand art and playing games. Beard gave 'a shout out' of thanks to all of the Club members who helped with this day! Beard extended a special thanks to Mike Napier, the Marina operator, for donating the prizes for the Boat Parade of twelve boats on July 4th. The Club will sell pre-sale tickets for the 10th Annual Poker Run (August 5th) during Waynoka Day. The Ski Show will be held prior to the Fireworks Labor Day weekend.

EMS/Fire: none

Chapel (Rev. Talley): Rev. Talley shared the Bingo schedule for July (the 8th, Waynoka Day and the 22nd). He noted that there is a day at the horse races in Lebanon (Aug. 19th) planned. The Children's Christmas Fundraising Dinner and Auction will be Saturday, September 16th.

Shawnee Squaws (Valerie Bullock): The Squaws will have three booths during Waynoka Day (Split the Pot, ice cream floats and basket raffles). Bullock asked everyone to please continue to collect aluminum cans for the Fireworks Fund. Cash donations in any amount for the Fireworks would also be appreciated.

Art Club: none

Lake Committee (Prescilla Redick): The next Wednesday night bass tournament is July 19th from 6 to 9 pm. The night tournament is Saturday, July 29th beginning at 11 pm with weigh-in the following morning at 7 am.

Membership Concerns:

*Brady Liming (Lot #819): Liming complimented Events Director, Gina Dash, for "the excellent job she is doing!" He also shared the location of a deteriorating culvert on Waynoka Dr. which has caused concern for guests.

*Steve VanWaldhe (Lot #4011): VanWaldhe shared that Bingo is "a great time!" He asked for a clarification as to whether or not the Building Committee can function without a chairperson. Redick noted that she has assumed that responsibility until a chairperson is appointed.

*Dan DeClaire (Lot #901): DeClaire was told that the Board did discuss the sale of lots #612 - #615 which are owned by the WPOA during the workshop meeting, but did not make a decision whether to sell or not.

*Verna Gadd (Lot #2329): Gadd shared her concerns about the policy related to the use of the pavilion between the play area and the pools at the Recreation Center. Only one gate can be open at a time and thus the distance to the bathroom facilities is not convenient especially for older/disabled individuals. The reason for this policy was shared with possible solutions to resolve Gadd's concerns. When both gates are open there is no control over who enters the pool area which is for members and their guests only.

*Margi Borgman (Lot #1709): Borgman complimented the work of the young man who works in the mornings at the Rec Center and takes care of the pools.

*Gerald Black (Lot #2930): Black shared his concern about golf carts traveling the wrong way on the one way roads in the Campground. The Manager shared what actions are being taken to discourage this.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Johnson. The motion passed unanimously and the meeting adjourned at 11:00 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary