

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, August 12, 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 July 8th, 2017, WPOA public meeting as published in the July Newsletter, was made by Koch and seconded by Yannone. A yea/nay hand vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): Redick announced that the reports of the WPOA Treasurer, Manager and Security Chief as well as the reports of the WPOA Committee Chairpersons (Long Range Planning, Lake Advisory, Building, Rules & Regulations and Election/Nominating) were available on the speaker stands as a printed handout attached to the meeting's agenda.

The President then continued to "Unfinished Business" after concerns about these changes to the meeting's agenda were shared. The President and Manager will work to address these concerns.

The minutes do include brief summaries of each report presented in the handout. See below... jac

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

Operating funds

- The total July operating income was \$152,000.00.
- The total operating expense for the month of July was \$175,000.00 with no unexpected expenses.
- The operating fund balance at the end of July was \$648,600.00.
- The operating income for the year at the end of July was \$1,607,000.00 and that is 86% of the plan for 2017. The expected income at the end of July to plan was 79% or 7% ahead of plan for income.
- The operating expense for the year at the end of July was \$1,164,000.00 and that is 62% of the plan for 2017. The expected expense was 61% which was 1 % over budget.
- Some variation on expected percentages was expected because the restaurant was not included in the budget. Currently the higher than expected incomes are ahead of the higher expenses.

Allocated Assessment Funds

- The income for allocated operating assessments in July was \$16,000.00.
- Assessment account expenditures in July totaled \$146,000.00. These expenses were mostly for two new air conditioning units and two miles of paving.
- The balance of all allocated assessment accounts at the end of June was \$379,997.00.

Invested Funds – Invested reserves at the end of July totaled \$346,430.00.

Total cash 'on hand' at the end of July was \$1,328,891.00.

Manager's Report (Mgr. Cahall):

- Dredging in the Kiddie Corral area will begin soon.
- The paving for the year has been completed. Culvert work will be done based on availability of equipment and personnel.
- The new Dectron system for the indoor pool was installed and is working. Cahall has a meeting scheduled with the person who runs the pickle ball courts in Anderson Township to discuss the feasibility of creating pickle ball courts from one of the tennis courts. Bids for resurfacing of the main pool have been requested.
- Two lots were sold to new members as a result of the booth at the Clermont County Fair and Summer Fest in Mt. Orab.
- The reserve study is now available on the website for membership to review.
- Because of the outstanding safety record of Lake Waynoka's employees a rebate of \$15K was received from Workers Comp. The WRWSD will receive a portion of this rebate for its employees.
- The Restaurant had a much better month in July. It did not show a profit yet, but came close to 'breaking even' at the end of the month.

Security Report (Chief Wallace):

- In the July security report including that there were 82 calls for service including two arrests, 13 reports, four traffic citations and eight warnings, four squad runs, no fire runs, five animal complaints and 22 calls for grinder pump service.
- Vehicle count at both the front gates and the rear gates was down in July compared to June.
- The Marine Patrol spent 56 hours on the Lake during July of which the majority occurred during the first two weekends around the July 4th extended holiday.
- During July a crime trend appeared in the form of stolen boat batteries with five reports received for a total of eight batteries. Contact was made with local scrap yards and recycling centers for the stolen batteries.

Other Committee Reports:

Long Range Planning (Dick Bankes):

- Phase one of the street signs project has been completed. The old blades (signs) have been salvaged and will be offered for sale to the membership. The Board voted by a yea/nay voice vote to approve the procedure for purchasing a salvage blade. *See "New Business" below for further details. jac*
- The 2018 – 2022 budget forecast report is due to the Board at the end of September. The Committee suggests that the reserve study report be accepted as the required Board report for 2018-2022, possibly supplemented by an addendum of any relevant comments or issues identified by the Long-Range Planning Committee. Further work related to this study for the Committee will need to be determined by the Board.
- The Committee continues to consult with the Focus Group Facilitator, Trustee Yannone, and others to identify the best communication improvement practices to recommend to the Board for approval and implementation. No completion date has been set.

Lake Advisory (Mike LaPlante):

- The Committee has performed another Lake Access check – looking at docks, ramps, and the general condition of common areas. A sampling of items the need attention was presented to the Board at the workshop meeting on August 7th.
- There have been a couple of incidences of higher than normal lake water levels due to extremely heavy rains recently. The Committee has discussed several options to notify boaters of the need to reduce wakes during these high water conditions to prevent dock and boat damage. The Committee will work with the WPOA Board and Lake Manager to put a "High Water" notification system in place.

- If a property owner has a safety concern about one of the lake common areas, please share it with a Committee member.

Building (Pete Levermore):

- The Committee continues to work with the Trustee Chair and other selected participants, on to revise the present set of documents provided to those people considering applying for a permit. The goal of the revisions is to make the permit application clearer and easier.
- No variances were requested in July. Eleven permits (including one residence, one dock, two decks and two garages) were approved in July bringing the year to date total to 66 permits.

Rules and Regulations (John Buskey): The Committee, working with the Election Inspectors & the Board, has completed the Election Procedures Manual, which is Volume 3 of the WPOA Rules and Regulations. The document has been submitted to the Board with a recommendation to approve it.

Election Inspectors/Nominating (Nominating Chair, Anna Clark): The 2017 Election Timetable and the candidate applications for both WPOA and WRWSD Trustees were included in the handout. The Board voted by a yea/nay voice vote to approve the election timetable. *See "New Business" below for further details. jac*

Unfinished Business:

- In response to discussion about the website during the August workshop meeting ***Yanonne moved and Holt seconded a motion to allow access to the WPOA minutes on the Lake Waynoka website without a password. A yea/nay voice vote was taken and the motion passed with eight yea votes and one nay vote (Taylor).*** The number of months of meeting minutes posted on the website will no longer be limited.
- Concerns were voiced by property owners about the lack of copies of the handouts and insufficient time to review the reports before the meeting begins. Cahall agreed that more copies would be made for next month's meeting and Redick suggested that questions about the reports which might arise after today's meeting could be emailed to Cahall at paul@lakewaynoka.com.

New Business:

- Joanne Coker of the Lake Committee shared that the Committee will no longer be promoting the sale of the reflective street/lot number plates in support of the Russellville Fire Department. The Committee members did agree to donate the \$5 handling/delivery fee which was collected for each plate back to the Department. Plates may still be purchased directly from the Russellville Fire Department's Life Squad Auxiliary. Ordering information will be in the September and October newsletters.
- John Manning, a resident of Lake Waynoka and a Lieutenant out of the Russellville Fire Department's substation in Ash Ridge, plans to attend the monthly WPOA meetings when possible. He will be available to answer questions and concerns. He has done and is available to do insurance reviews for property owners to assist them in obtaining reductions in their premiums.
- Questions about the reserve study which is posted on the website should be directed to Mgr. Cahall (446-3232 or paul@lakewaynoka.com). An open round table meeting will be held in the Lodge on Saturday, August 26th at 10 am to discuss the results of the reserve study with property owners.
- Cahall has received two bids to resurface the main pool next spring (\$125K and \$76K). The company that resurfaced the other two pools has offered the WPOA a \$10K discount if the work is done this fall. ***Taylor moved and Buckley seconded a motion to accept the bid of \$76K minus the \$10K discount or \$66K to resurface the main pool if the work is done in 2017. A yea/nay voice vote was taken and the motion passed unanimously with nine yea votes.*** There will be an actual savings of \$9500 because the pool will need to be filled with water at a cost of about \$500.
- ***Robinson made and Taylor seconded a motion to approve the process suggested by the Long Range Planning Committee to sell the street sign blades from Phase 1. A yea/nay voice vote was taken and the motion passed unanimously with nine yea votes.***

Blades will be available at the Administrative Office beginning Monday, August 21st.

Sales are on a first-come-first-served basis only.

Only on-site sales will be accepted (no email, phone calls, reservations, etc.).

Cost is \$10 per blade.

Purchaser may pick their choice if multiple blades per name are available.

The sale will close for 2017 after 90 days. Future sales may be offered.

- Motion #274 to adopt the Rules & Regulations election procedures manual, Vol. 3 was passed unanimously. *See Motions and Regulations below for further details. Jac*
- ***A motion was made by Buckley and seconded by Koch to approve the 2017 Elections Timetable for both the WPOA and the WRWSD. A yea/nay voice vote was taken and the motion passed unanimously with nine yea votes.***

DEADLINE:

Fri. Sept. 29

Candidate applications must be received at office by 4 pm

Mon. Oct. 9

Election materials needed for the newsletter delivered to office

Election materials needed for mailing delivered to the printer

Fri. Oct. 13

Lists and labels of eligible voters printed by office

Sat. Oct. 14

Meet and Greet candidate event after WPOA monthly meeting

Fri. Oct. 27

Ballots mailed to voters

Mon. Nov. 27

Returned ballots must be received at office by 4 pm

Mon. Dec. 4

Votes counted

Motions and Resolutions: *Motion #274 was made by Taylor and seconded by Robinson to adopt the Rules & Regulations election procedures manual, Vol. 3, dated August 12, 2017 as provided for in the WPOA CODE of Regulations. A roll call vote was taken and the motion passed unanimously with nine yea votes.*

Community Organizations: Redick reminded representatives of the community organizations that the deadline for submission of information for the September newsletter and other media releases is Monday, August 14th at 4 pm.

Membership Concerns:

*Ginny Tatman (Lot #2634): Tatman continued the discussion about allowing enough time for property owners to read the reports in the handout and questioned if some votes should be delayed. Cahall suggested that the handout could be 'sent out as an email blast' the day prior to the meeting.

*Valerie Bullock (Lot #2304): Bullock questioned when organizations can make announcements with the new meeting format. Redick shared that announcements can be made during Membership Concerns. Bullock announced that tickets for the Needy Children's Dinner/Auction on Saturday, September 16th in the Rec Center are now available.

*Betty Purdin (Lot #0062): Purdin expressed her unhappiness with the 'program' that the Board is insisting people follow for the monthly meetings.

*Charles Porter (Lot #2047): Porter shared his concerns about how the financial reports are being given to the Board members and the availability of those reports to the membership.

*Steve VanWaldhe (Lot #4011): VanWaldhe shared his concerns about the new meeting format as well as his appreciation to have the reports in writing. He was told that the election procedure manual will be posted on the website. He suggested that the Board provide more discussion about motions before acting on them.

*Kathy Sewell (Lot #4015): Sewell shared a couple of safety concerns: the lack of seat belts on golf carts (especially when children are passengers) and the danger to skiers caused by wake boat traffic in the main part of the lake.

*Mike Woods (Lot #0273): Woods asked for information about the Sunday beer/wine license being pursued by the Marina operator and then expressed his opposition. He asked the Board to comment on actions taken by the

WaterSports Club regarding a Board member. Woods thanked the WPOA for keeping the culvert by the fountain mowed.

*Mike LaPlante (Lot #758): Lake Advisory Chairperson LaPlante shared concerns related to lake access areas. He apologized to Cahall for a comment made during the workshop meeting. LaPlante and Cahall have since discussed that funding, but not personnel, is available at the present time to do necessary repairs. Cahall suggested to the Board that ‘outside’ contractors could be hired to do the work sooner rather than the WPOA staff which probably won’t be available until fall to do this work.

*Walt Robinson (Lot #2376): Robinson complimented the WRWSD staff for a ten minute response time to a problem at the Campground last Saturday morning as well as a response of less than two hours to his personal property issue. The Campground’s Halloween activities will be on Saturday, October 21st. No open passes at the gate will be allowed this year. Robinson discussed issues with funding as well as manpower to build the Haunted House and to operate it. Cahall told Robinson that Events Director, Gina Dash, would assist in acquiring sponsors and donations for materials and getting high school students to operate it. Manpower to build the House will still be needed. Donations of candy can be delivered to the Admin or Campground Offices.

*Charles Porter (Lot #2047): In response to Porter’s request to question each Trustee, Redick suggested that Porter ask to be on the September workshop agenda. Any property owner may contact Redick and ask to be on the agenda of a WPOA workshop meeting, which is usually the Monday preceding the public meeting at 6 pm. She noted, however, that the property owner should be well-prepared to share concerns as the time allowed will not be unlimited. All requests to be included on the next month’s workshop agenda (Friday, September 8th due to the Labor Day holiday) should be to Redick by Thursday, August 31st.

*Tom Wyatt (Lot #3194): Wyatt expressed his concern about the “lack of sharing information in a verbal manner” during a public WPOA meeting.

*David Patton (Lot #1741)/*Margi Borgman (Lot #1709): Patton and Borgman spoke as the Election Inspectors. Patton noted that he and Borgman inherited a draft of election procedures approved in 2014 as well as information from other election inspectors when they took on this responsibility. The Inspectors; the Nominating Chair, Anna Clark; the Rules & Regs Committee; and the Board have worked together not to change, but to formalize this information about the elections procedures. Borgman commented, “The Board has done a great job working for you when it comes to the elections. They have not taken away the power of the Inspectors.”

*Valerie Bullock (Lot #2304): Bullock shared her objection to the lack of discussion about the election procedures and appreciated the comments of the Election Inspectors.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Koch. The motion passed unanimously and the meeting adjourned at 10:55 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary