

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, November 11, 2017

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

Trustee Judy Yannone led those present in the invocation which was followed by the Pledge of Allegiance.

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

Absent: Johnson (ex.)

Minutes: The motion to approve the minutes of the October 14th, 2017, WPOA public meeting as published in the November 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 wished all of the property owners a Happy Thanksgiving.
- She then asked for updates to the printed reports since they were submitted for distribution on Wednesday, November 8th. *The updates are indicated in italics in the summary of each report from the handout that is included below.* jac

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

Operating funds

- The total October operating income was \$93,000.00.
- The total operating expense for the month of October was \$136,000.00 with no unexpected expenses.
- The operating fund balance at the end of October was \$373,000.00.
- The operating income for the year at the end of October was \$1,896,000.00 and that is 101% of the plan for 2017. The expected income at the end of October to plan was 93% or 8% ahead of plan for income.
- The operating expense for the year at the end of October was \$1,707,000.00 and that is 90% of the plan for 2017. The expected expense was 86% so the budget is 4% over expectation.
- Currently the higher than expected incomes are well ahead of the higher expenses.

Allocated Assessment Funds

- The income for allocated operating assessments in October was \$5,000.00.
- Assessment account expenditures in October totaled \$70,000.00. Almost all of this was from the pool repair.
- The balance of all allocated assessment accounts at the end of October was \$297,000.00.

Invested Funds – Invested reserves at the end of October totaled \$347,118.00.

Total cash 'on hand' at the end of October was \$1,017,000.00.

Manager's Report (Mgr. Cahall):

- The Admin Office is now on winter hours. The Office will NOT be open on Saturdays again until the first Saturday in March.
- *The dredging equipment has been pulled out of the lake and serviced for the winter.* Not as much dredging as projected for the season was accomplished. However, considering some of the manpower and equipment issues, 'great progress' was made.

- The maintenance staff is beginning the winter projects. The new recreation area signs *have been built* and are being installed. *The big pool will be drained next week. The floor of the restaurant has been removed* to prepare for the installation of new flooring. The Campground is being closed for the season. There is a long list of dock repairs, dam maintenance and shoreline protection to be done as the lake is lowered this fall.
- The lake level will not be lowered before the 15th of November; but the valve may be opened at any time after that date, probably sooner rather than later. ***So all boats need to be removed from the lake by the end of the coming week.***
- A recommended 2018 budget has been presented to the Board for their review. It is hoped that the budget will be passed during the December meeting after any required changes are made by the Board.
- Cahall is now working with the Long Range Planning Committee to present a recommended capital budget for 2018 to the Board in December for January approval.

Security Report (Chief Wallace):

- In the October security report there were 51 calls for service including one arrest, two reports, no traffic citations, but nine warnings, four squad runs, no fire runs, 21 animal and dog complaints, 24 calls for grinder pump service and 1097 security checks.
- The Marine Patrol ceased operation at the end of September.
- During October the one arrest was of an individual charged with burglary and disorderly conduct in the campground after the Trick or Treat event. Otherwise, the Trick or Treat event went well for Security with consideration of minor changes to be made for next year.
- In October three letters of correspondence thanking the following individuals for their respective service to the community were received: Security Office Ranger Amole, Security Officer Hanzelman and Chief Wallace.
- The Chief requested that “as we approach the winter months and see a decrease in population, remember to keep a vigilant eye for any suspicious activities in your neighborhood and to report any and all such activity to Security”.

Other Committee Reports:

Long Range Planning (Dick Bankes): The Long Range Planning Committee has completed the merging of the WPOA specific expenditure projections for 2018 – 2022 with the Reserve Advisor’s report data and has prepared a comparative report for review by the General Manager and Board. A few minor data issues are pending resolution. Committee work will now begin focusing on finalizing any detail stakeholder requirements and the development of the appropriate workflow processes for ongoing maintenance of an overall 30 year planning cycle.

Lake Advisory (Mike LaPlante):

- The Committee continues to address the fish population of the lake. They are reviewing the current fish stocking activities and are also looking at ways to increase fish habitat areas. The habitat study includes looking at future efforts to bring in more aquatic plants that will survive the lake lowering requirements every year.
- They are also looking at boating safety in response to complaints/recommendations from some long time property owners/boaters. Safe boating will become increasingly important as the community and boat population grow. All ideas and recommendations are welcomed.
- **Once again the Committee strongly reminds property owners and landscapers to not blow leaves and grass clippings into the lake during fall clean up or at any other time of the year.** The lake needs to be kept clean and free of debris.
- If anyone sees something that might be a safety concern in or around the lake common areas, please Chairman Michael LaPlante (937-689-7604 or laplantema@gmail.com).

Building (Pete Levermore): No variance requests were submitted to the Committee in October. Fourteen permits (including two residences, one deck, and four storage buildings) were approved in October for a total of 102 permits in 2017.

Rules and Regulations (John Buskey): The Committee chair has completed his editorial work on the Zoning/Building Requirements document which will be considered by the Board at today's meeting. The document will be Volume 2 of the Rules and Regulations.

Election Inspectors/Nominating (Nominating Chair, Anna Clark):

- Ballots for the WPOA Board of Trustees candidates and the reserve issue were mailed out to all WPOA members in good standing the end of October. If a property owner has not received a ballot, if something is missing from a ballot packet or if a ballot is ruined or the dog ate it, please contact either the Office or Anna Clark directly (513-290-5359) so that the missing pieces can be replaced.
- **Deadline: For all returned ballots to be accepted for tallying, they must be received by the Office before 4 pm on Monday, November 27th, whether mailed or dropped off in person.**
- **Reminder: Whether a ballot is mailed or is brought to the Office, THE PROPERTY OWNER'S LOT NUMBER MUST BE ON THE OUTER ENVELOPE!**
- A 'big thank you' is extended to the helpers who donated a full morning to label, collate, stuff, seal and stamp envelopes so that all get to vote: Elaine and Joe Bolte, Eileen Brown, Jeff Clark, Diana DeVol, Linda and Charlie Garfield, Jackie and Mike Mathes, Dave Patton and Kathy and Tow Sewall.

Unfinished Business:

- Trustee Yannone shared that a 'code of conduct' for the WPOA Trustees is being adopted by the Board. Information about this document became available through Yannone's membership in an on-line organization, HOA Leader, which provides 'practical advice for homeowner association management'. The code will be included in the training for new trustees and will also be available to the property owners for review next month.
- Trustee Kitchen will be providing information to the Board about the various aspects of a proposed initiation fee for new WPOA members over the next few months. Other lake communities in the OLCA are sharing their guidelines and rules and regulations regarding this concept. Property owners who are interested in serving on this committee were encouraged to contact Kitchen.
- The Board then approved Motion #275 to adopt the WPOA Rules and Regulations, Zoning/Building Requirements, Volume 2. *See Motions and Resolutions below for further details. jac*

New Business:

- Mgr. Cahall shared the details of a motion the Trustees are considering and will present for a vote in December. It provides for changes in how WPOA assessments are dealt with when new members come into the Association. An open discussion was held with the property owners who were present and opinions of both property owners and Trustees were shared.
- A new phone book is nearing completion and will be printed by the Office staff. It will be a phone book and not an address book. Only the phone numbers of those property owners who did not 'opt' out of being included in the book last spring when dues were collected will be included. When a copy is requested it will be printed and as accurate as it can be the day it is printed. The first copies will be available some time in December.
- Trustee Kitchen discussed the possible management of the restaurant by an individual with considerable experience in the business. The Manager and the Board considered management of the restaurant this season as 'a definite learning experience'! Thoughts were shared about the worth of this amenity and if it would ever make money or at least, break even.
- Charles Porter requested that the Board vote again on a variance which was previously denied by the Board upon the recommendation of the WPOA attorney. A motion to vote on the variance was made

by Taylor, but failed to receive a second. Manager Cahall and Porter will meet to discuss the reasons why the attorney recommended that the Board ‘not sign’ the variance as presented.

- Pres. Redick noted that everyone is welcome to attend the workshops, but the workshops are not to be considered ‘open’ meetings for property owners during which they may voice their thoughts and opinions. If a discussion can be civil and not contentious as the one during last Monday evening’s workshop was, much can be gained. If not, the discussion will end. Redick then shared that she believes that ‘as Trustees each must be open and honest, always sharing the truth’ and ‘to spread falsehoods is wrong’. Redick also noted that if a property owner requests that she not share their name when sharing their concern or opinion (in a call, an email, a conversation, etc.) with others, she will respect their request.

Motions and Resolutions: Motion #275 was made by Yannone and seconded by Buckley to adopt the WPOA Rules and Regulations, Zoning/Building Requirements, Volume 2, dated November 11, 2017, as provided for in the WPOA CODE of Regulations, ARTICLE II, Section 11. A roll call was taken and the motion passed unanimously.

Community Organizations: *The deadline for submission of information for the December newsletter and other media releases is Monday at 4 pm. The Office Staff appreciates the cooperation of all of the clubs to share the events and activities held in Lake Waynoka. Several representatives of the community organizations then reported information that they deemed necessary to be highlighted.* jac

Campground (Walt Robinson): Robinson shared there had to be ‘at least 2000’ people in the Campground during the Trick or Treat event.

Civic Club (Ginny Tatman): Lake Waynoka clothing makes great gifts for Christmas. Clothing is being sold following the WPOA meetings this month and in December. Contact Tatman for orders.

WaterSports Club (Charlie Beard): The Club is sponsoring a celebration for Veterans at the Lounge today.

Chapel (Valerie Bullock): A Thanksgiving meal will be shared tomorrow. Bingo will end at Lake Waynoka after the November nights (the 11th and the 25th). Due to the lack of volunteers to ‘run’ the Bingo, the equipment will be sold.

Art Club (Joanne Edwards): The Uncorked on Canvas (November 18th) is sold out. The Club is holding its annual Christmas party in the Lodge on December 11th at 6 pm. All are welcome!

Lake Committee (Prescilla Redick): Frank Skidmore supervised this year’s stocking of fish in the lake last Thursday. The Committee requests that the Board approve additional monies for fish.

Trustee Koch thanked Walt Robinson for his work and efforts made to sponsor activities for the kids at the Campground this season.

Board Concerns: none

Membership Concerns:

*Andy Bilhardt (Lot #453): Bilhardt shared concerns about the beaver damage being done on his property. He requested that the procedure to report the location of beavers be included the Lake Waynoka Newsletter.

*Charles Porter (Lot #2047): Porter asked the Manager to give his opinion about the set-back violations which Porter had shared in an email. Cahall reported that he had pulled the paperwork on each of these suggested violations and found none of them to be in violation of the rules and regulations. Secondly Porter asked if the Board supports the increase in assessment fees for those owning multiple lots who pay one fee. The Board agreed that this policy has been supported by various Boards for many years.

*Steve Rish (Lot #2895): Rish shared his displeasure with Trustee Taylor and a question that he asked the candidates about the CCW during last month’s ‘Meet and Greet’.

*Kathy Sewell (Lot #4015): Sewell complimented the employees of the WRWSD for their quick response to repair a sewer problem caused by a damaged tree which had been removed after a lightning strike.

*Mike Woods (Lot #273): In response to his question Woods was told that the WPOA would not consider renting or leasing the dredging equipment to other lakes due to the difficulty to move the equipment and the possible damage that could occur. Woods was also told that there was never a \$10K 'gift' given to someone buying a lot. This money was part of an 'out of court' settlement with three owners which was negotiated with the approval of the Trustees on a previous WPOA Board.

*Steve Campbell (Lot #2874): Campbell requested that when the dredging is finished each day the road be cleared of debris. Campbell then commented that Lake Waynoka "wants to stay a proud independent community and not become Lake Lorelei South" as it now seems comparisons are being made often.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Buckley. The motion passed unanimously and the meeting adjourned at 11:07 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary