

## Waynoka Property Owners Association

1 Waynoka Dr.  
Lake Waynoka, OH 45171  
937-446-3232 937-446-3330

### WPOA Board of Trustees Meeting – Saturday, April 14, 2018

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, Johnson, Kitchen, Koch, Redick, Robinson, Taylor, Yannone & Mgr. Cahall  
*Absent:* Holt (ex.)

Terry Borgman shared that further information about the proposed Eastern Joint Fire & EMS District, which will be on the May primary ballot for approval by Lake Waynoka voters living in Franklin Twp., could be obtained. Borgman noted that the Sardinia Fire Chief, who could not be present today because of a training session, welcomes phone calls from anyone with questions about the proposed District. Borgman offered to share the Chief's personal phone number privately following the meeting.

**Minutes:** The motion to approve the minutes of the March 10<sup>th</sup>, 2018, WPOA public meeting as published in the April Newsletter, was made by Koch and seconded by Taylor. A ye/nay voice vote was taken and the motion passed unanimously.

**President's Report** (Prescilla Redick): Redick asked for updates to the printed reports since they were submitted for distribution on Wednesday, April 11<sup>th</sup>. *The updates are indicated in italics in the summary of each report from the handout that is included below.* jac Please note: Anyone who would like to receive an "email blast" of the report summaries, on the Fridays prior to the meetings, needs to contact the Office Staff to submit their email address for inclusion on this list. jac

#### **Treasurer's Report as of March 31<sup>st</sup>, 2018:**

##### Operating funds

- The total March operating income was \$675,000.00 which mostly came from annual dues payments.
- The total operating expense for the month of March was \$173,000.00 with no unexpected expenses.
- The operating fund balance at the end of March was \$830,506.76.
- The operating income for the year at the end of March was \$999,000.00 and that is 49% of the plan for 2018. The expected income at the end of March was 50%; so the WPOA is just 1% under budget.
- The operating expense for the year at the end of March was \$434,000.00 and that is 21% of the plan for 2018. The expected expense was 21%; so the budget is as expected.

##### Allocated Assessment Funds

- The income for allocated operating assessments in March was \$254,000.00.
- Assessment account expenditures in March totaled \$8,800.00.
- The balance of all allocated assessment accounts at the end of March was \$512,518.78.

Invested Funds – Invested reserves at the end of March totaled \$372,857.78.

Total cash 'on hand' at the end of March was \$1,715,883.32.

#### **Manager's Report** (Paul Cahall):

- *The valve to the main lake will be closed today.*
- The Administration Office is now open on Saturdays for the season from 8 am until noon.

- Cards and RFID car passes may be renewed any time after a property owner's 2018 bill is paid either over the phone or in person. As the season gets closer, the lines will get longer; so don't wait to pay!
- The maintenance staff has been hard at work getting everything ready for the season. They have been fighting the weather, but the campground was ready and opened on time and work has started on the pools. They are also working on the remodel of the beach bathhouse. Everyone is encouraged to take a look when the work is finished and, hopefully, operational by May 1<sup>st</sup>. It will be a substantial upgrade! The maintenance staff has also been hard at work on road repair as the winter was really hard on the roads here. Over five tons of patch have been put down and the work is not done yet!
- Dredging will begin after the lagoon has been drained and the lake returns to full pool. There are some equipment maintenance needs and other jobs that require the heavy equipment, so there may be a delay in the start depending on the weather and the EPA permit.

### **Security Report (Chief Wallace):**

- In the March security report there were 30 calls for service including no arrests, one report, one traffic citation, six warnings, no squad runs, two fire runs, 17 animal complaints (12 dog and 5 other), ten calls for grinder pump service and 643 security checks.
- During the month of March, Security responded to a call involving a disorderly subject. Upon arrival, the subject was non-compliant with verbal orders from the officer. The officer attempted to use physical force to gain compliance and when the subject resisted, O.C. spray was deployed. The subject complied after being sprayed. The subject was treated by EMS and taken to a local hospital in reference to mental health evaluation. The use of force was found to be in compliance with department policy.
- The CPR training is being postponed as Security Officer Nathan Rios is currently scheduled to attend CPR and First Aid Instructor training through a free program with the Red Cross.
- A new floor switch has been installed in the security office that operates the security gate. This allows for hands free operation of the gate and helps with multi-tasking.
- The patrol boat is scheduled to be placed back in service around the 3<sup>rd</sup> week of April. The first order of business will be placement of marker buoys.
- Interview(s) have been scheduled for the full-time police officer position. Security is still looking for a part-time security officer for marine patrol.
- The new daily activity log and guest pass log system have been placed in service and have been extremely helpful and efficient. I.T. Administrator, A.J. Hartley, deserves all the credit.

### **Other Committee Reports:**

#### **Long Range Planning (Dick Bankes):**

- The Committee is making good progress on developing the WPOA thirty year expense forecasts. Step one is updating and correcting the 2017 Reserve Advisor's forecast of infrastructure maintenance and support expenses and to analyze the impact on assessment rates and cash flows. Currently the original Reserve Advisor's forecasts are being updated. Meetings are being held with Mag. Cahall to verify the updates and corrections and the new thirty year expense projections. Later this month the first analysis of cash flows for each assessment account will be done and the adequacy of current assessment rates will be analyzed. The next phase of the project is to add ideas for potential new amenity improvements to the forecast.
- The Committee is working with the Administration on completing the installation of the last phase of the new street signs on the "north" side of the lake. This also includes the new "wayfinding" direction signs. Members are reminded that the old street sign blades will be available for sale at the Office once the work is completed. The exact date and sale details will be announced later.

### **Lake Advisory (Mike LaPlante):**

- Research related to boating and safety issues on Lake Waynoka continues. With the WPOA Board's approval, the Committee plans to gather a working group of concerned parties to determine how all can boat safely, while protecting the lake's shoreline and accommodating a variety of boating activities. There will probably be a June or July meeting, depending on response from participants.
- Research related to the fish habitats and the fish attractors in the Lake continues. Since the WPOA Board is concerned about insurance issues, the Committee is looking at fish attractors that would not be a problem for lake activities. The search continues for a suitable solution.
- In May the Committee will complete a lake access check. The docks, shoreline and equipment in common areas are being checked for condition and ease of access. If anyone is aware of any dock concerns, please contact a Committee member (Michael LaPlante, Chair; Doris Kitchen, Trustee; Roger Coker; Steven Rish; Kathleen Sewall; Frank Skidmore; and Dave Stall).
- The Lake Waynoka Boating and Fishing Guide has been updated and should be approved by the WPOA Board today. This pamphlet addresses the General Rules and Regulations (Voll, commonly referred to as the "Yellow Book") that was revised on March 6, 2017. Review the Yellow Book as it also covers the Fine schedule associated with the violations of the rules.

**Building** (Pete Levermore): No variance requests were submitted to the Committee in March. Thirteen permits (3 residences, 2 docks/boat lifts, and 2 decks as well as 6 repairs/replacements) were approved in March for a total of 34 permits thus far in 2018.

### **Rules and Regulations (John Buskey):**

- The Committee received a response from Mr. Jolley regarding changes to the Covenants. The Chair reported to the Board at the Workshop on 4/09/2018 the basic elements of Mr. Jolley's recommendations.
- The Rules & Regulations Committee has met to discuss Mr. Jolley's recommendations and will make recommendations to the Board at a Special Board meeting on April 23<sup>rd</sup>.
- When/if the Board approves amendments to the Restrictive Covenants, a special member meeting to vote on the amendments will be scheduled.
- **Members are reminded that there will be a Roundtable discussion session on Saturday, April 14<sup>th</sup> in the Lodge following the WPOA Board** for members who wish to ask questions or comment on the CODE, which is posted on the [www.lakewaynoka.com](http://www.lakewaynoka.com) website. See News & Notices for a link to the revised CODE. There will also be a Roundtable on the CODE on April 28<sup>th</sup> at 10 am in the Lodge.

**Election Inspectors/Nominating:** none

### **Unfinished Business:**

- During the Executive Session of the April Workshop Mgr. Cahall was directed to contact Mona Crone as to whether or not she desires to run the restaurant. An agreement on a lease (from May 1<sup>st</sup>, 2018 through March 1<sup>st</sup>, 2019) has been reached between the WPOA and Crone. The agreement is being reviewed by the attorney. When signed, inventories will be done. Crone hopes to be open the third weekend of May for the Yard Sale and is required to begin operation Memorial Day weekend. The restaurant will be open 7 days a week from Memorial Day weekend through Labor Day weekend and then Fridays, Saturdays and Sundays.
- *A motion was made by Yannone and seconded by Koch to approve the updated 2018 Lake Waynoka Boating and Fishing Guide for distribution to all property owners registering boats for the 2018 season. A yea/nay voice vote was taken and the motion passed unanimously.*
- Cahall noted that monthly meetings of the department managers have been reinstated for the 2018 season. This provides an opportunity to exchange ideas and plans and encourages greater cooperation between the various departments and employees which will benefit the community.

- Redick noted that during the April Workshop meeting the committee process of the WPOA was discussed. Committees, whether standing or ad hoc, are created to assist the Board. Standing committees are on-going/permanent and ad hoc committees are created as temporary needs arise. The Board requests the committees to work for the Board gathering information about specific needs and projects. The committees make recommendations to the Board and then the Trustees decide whether or not to proceed with the recommendations of the committee or to seek more information. In simple terms, the Board makes the final decisions after the committees do the work!
- Everyone was reminded to call the Office by April 16<sup>th</sup> at 4 pm to reserve a seat for an owner and one guest to attend the 2018 Annual Board Meetings of the WPOA and the WRWSD on April 21<sup>st</sup>. The doors open at 5:30 pm and the meetings begin at 6 pm. If an owner must cancel reservations, please contact the Office as soon as possible.

#### **New Business:**

- The Spring OLCA (Ohio Lake Communities Association) meeting will be May 23<sup>rd</sup> and May 24<sup>th</sup> at Cinnamon Lake near Cleveland. The WPOA and the property owners of Lake Waynoka will host the Fall OLCA meeting on September 19<sup>th</sup> and 20<sup>th</sup>. Ginny Tatman, who chaired the last meeting here several years ago, has agreed to chair this fall's event with the assistance of Events Director, Gina Dash. This effort will take many volunteers. Contact Ginny or Gina if interested in helping 'show off' Lake Waynoka! Watch for the announcement of the first organizational meeting on Facebook, the website and in the Newsletter.
- The Board has agreed that the Lake Waynoka Art Club be allowed to paint a mural on the exterior of the newly remodeled bathhouse. The beautiful lake scene created by Art Club member and artist, Eileen Brown, with input from the other members, will be visible from the water. Art Club member, Terry Borgman, has spent considerable time researching paints, materials and the correct process to use to create a mural that will be enjoyed for several years. Work will begin soon after the maintenance staff completes its work. The help of property owners may also be needed to complete this special project.
- Pres. Redick then asked Trustee Kitchen to share the reasoning as to why members of the Lake Advisory Committee were in the spillway along with the maintenance staff while repairs to the spillway were being made yesterday. Trustee Kitchen noted, after the workshop discussion about the dam inspections done by the ODNR, that there were several issues that needed to be addressed. So as a Trustee she asked a couple of members of the Lake Advisory Committee to join her Friday morning to see how the maintenance staff was doing to make the necessary repairs. She noted that they were 'doing a super job'. Redick asked if Mgr. Cahall was present. She was told that Cahall was not contacted until Friday morning and could not attend because of a personal appointment. Redick shared her concern about the safety of the property owners in the spillway who are not covered by workman's comp or WPOA insurance policies. Redick then requested that in the future all Trustees and members of any committees schedule activities, such as the one that took place on Friday, through Mgr. Cahall so that he is always aware of what is happening in Lake Waynoka from his position as General Manager of the WPOA. Cahall then explained the details of the preventive maintenance that the ODNR had previously noted needed to be done and how and when the repairs were being made.

#### **Motions and Resolutions:** none

**Community Organizations:** *The deadline for submission of information for the May 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): The Campground is open, but the activity agenda is not yet available. Robinson announced that he has resigned from the Campground Committee. Pres. Redick thanked Robinson for his service to the Campground community as did Trustee Koch, a camper himself.

**Civic Club** (Terry Borgman):

- Borgman reminded everyone that the annual Yard Sale is Saturday, May 19<sup>th</sup> from 8:30 am to 4 pm. If a property owner plans to participate, please contact Betty Purdin or Jackie Mathes to be included on the map and to receive a balloon marker for the mailbox. Watch for further details in the Newsletter.
- The Civic Club is the host of 2018's Waynoka Day on July 21<sup>st</sup>. The first organizational meeting is Wednesday, April 18<sup>th</sup> in the Lodge at 10 am. A representative from each club that plans to participate needs to attend.

**WaterSports Club** (Charles Beard):

- The WaterSports Club has organized a Clean-Up of Lake Waynoka's roads on Sunday, April 22<sup>nd</sup>, in recognition of Earth Day. Members from all of the clubs in Lake Waynoka will meet in the parking lot of the Lodge at 1 pm to get their 'road' assignments, trash bags and gloves. Wear reflective vests, shirts and gloves if you own them.
- Information about the activities being sponsored by the Club can be found on-line at [www.lakewaynoka.com](http://www.lakewaynoka.com) and each month's Newsletter.

**Chapel** (Valerie Bullock): The monthly meal in May will be on May 6<sup>th</sup>, the first Sunday of the month rather than Mother's Day.

**Shawnee Women's Club:** none

**Art Club:** none

**Lake** (Prescilla Redick): At 8 am this morning 28 boats launched at the Marina to begin the 2018 Bass Tournament season in Lake Waynoka. All were invited to the 'weigh-in' at 4 pm at the Beach Pavilion.

**Book Club:** Pres. Redick noted that the library located in the back of the main meeting room at the Lodge is 'looking good' and is available for use by all residents of Lake Waynoka.

**Board Concerns:** Everyone was reminded that another Round Table to discuss the CODE is being held following this meeting. It will be an opportunity to ask questions and get answers about the revisions.

**Membership Compliments and Concerns:**

\*Charles Porter (Lot #2047): Porter shared that he had recently emailed several Board members requesting that his lot be grandfathered as it has a set-back violation from twelve years ago. Redick told Porter that as 'has been communicated several times in the past, the Board has made the decision to place the responsibility on you and your attorney to contact our attorney to have your concerns addressed'.

\*Pete Snyder (Lot #1798): Snyder read a letter requesting that Board take a couple of actions to 'make this deteriorating area of the lake (where Straight Creek enters the lake) a higher priority than what it appears to be currently'. The first was to charge the Lake Advisory Committee with developing strategies to execute the remaining recommendations of the 2011 MAD Scientists LLC report addressing the silt migration conditions that continue to exist at the mouth of Straight Creek with the lake. The second was to task the Long Range Planning Committee with developing financing strategies to support the proposals that are recommended by the Lake Advisory Committee. He also shared before and after photos of the most recent shoreline issue.

\*John Miller (Lot #591): Miller thanked the WPOA for providing the trash clean up following the recent storm.

\*Phil Cady (Lot #3879): Cady asked for an explanation of Redick's concerns about the activity of Kitchen and the Lake Advisory Committee. Redick responded, "Paul found out the day of and the safety of those down in the spillway".

\*Mike LaPlante (Lot #758): LaPlante announced that the Golf League will begin its season at Buttermilk Falls at 9 am on May 1<sup>st</sup> and continue playing the first Tuesday of each month until 'frozen out'. LaPlante then shared that he was called at 7 am Friday morning and went to support Trustee Kitchen as a member of the Lake

Advisory Committee in the inspection of the spillway. He understands the liability issue and will clear such activity with the Manager in the future. He thanked the Board members who are leaving and charged the new members to understand their responsibility to the community.

\*Roger Coker (Lot #1888): Coker shares Snyder's concerns about the east end of the lake. He noted that this property has been an issue for a long time and questioned why the Board has failed to address the situation. Mgr. Cahall cannot share details of what has been tried because discussions with the property owner are privileged. He shared that there are legal issues which, the many attorneys who have been consulted say, limit what the WPOA can do legally to correct this situation. He stated, "This is being addressed as best as they can legally. It is not being ignored." Snyder then asked if the Board would be willing to discuss his concerns with him. Redick invited Snyder to the May workshop meeting to discuss this situation during an executive session.

\*John McDulin (Lot #689): McDulin announced that a tier 2 sex offender is living in Lake Waynoka according to the Brown County Sheriff's website. Chief Wallace and Mgr. Cahall will discuss McDulin's request to make this known to our community.

**Adjournment:** A motion to adjourn the meeting was made by Taylor and seconded by Johnson. The motion passed unanimously and the meeting adjourned at 10:57 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary