

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, June 9, 2018

President Prescilla Redick called the meeting to order at 10:00 am and wished all of the fathers an early Happy Father's Day.

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

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

*Absent:* Johnson (ex.)

**Minutes:** A motion to approve the minutes of the April 14<sup>th</sup>, 2018, WPOA Public Meeting as published in the May Newsletter which was tabled in May, was made by Koch and seconded by Buckley. After listening to and transcribing portions of the recordings of the 041418 and the 051218 WPOA Meeting Minutes the sentence which Trustee Kitchen requested be omitted was reworded as follows: So as a Trustee she and a couple members of the Lake Advisory Committee were at the spillway Friday morning seeing how the maintenance staff was making the necessary repairs. A yea/nay voice vote was taken to approve the minutes with the rewording and the motion passed unanimously.

A motion to approve the minutes of the May 12<sup>th</sup>, 2018, WPOA Public Meeting as published in the June Newsletter, was made, with one correction, by Koch and seconded by Robinson. Under Community Organizations, WaterSports Club, Earth Day Cleanup, it should have read Pickle ball Club instead of Paddleball Club. A yea/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, June 6<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 May 31<sup>st</sup>, 2018:

##### Operating funds

- The total May operating income was \$163,000.00 including boat and car sticker sales.
- The total operating expense for the month of May was \$171,000.00 with no unexpected expenses.
- The operating fund balance at the end of May was \$865,635.56.
- The operating income for the year at the end of May was \$1,367,000.00 and that is 65% of the plan for 2018. The expected income at the end of May was 67%; so the WPOA is 2% under budget.
- The operating expense for the year at the end of May was \$766,000.00 and that is 37% of the plan for 2018. The expected expense was 40%; so the WPOA is 3% under budget. The WPOA is currently 1% better than expected on overall budget performance.

##### Allocated Assessment Funds

- The income for allocated operating assessments in May was \$25,000.00.
- Assessment account expenditures in May totaled \$15,700.00 including \$7500 for pool furniture; \$2K toward the bath house project; and \$4K for culvert pipe.
- The balance of all allocated assessment accounts at the end of May was \$515,458.66.

Invested Funds – Invested reserves at the end of May totaled \$373,040.31.

Total cash 'on hand' at the end of May was \$1,754,134.53.

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

- Cahall will be doing the shoreline re-inspections in July to ensure everyone has had a chance to address the problems identified in letters that were sent last fall. He is waiting until July because of the bad weather this spring which made it hard to get equipment down next to the lake.
- Over Memorial Day weekend there was an issue with trash pickup and overflowing dumpsters. The additional pickup by Rumpke scheduled for Saturday that weekend did not happen. Cahall will be working with Rumpke to make sure this does not happen again on another holiday weekend. **Please note that the dumpsters are not for member use, other than the ones designated for the Campground which are for the campers only.**
- The maintenance staff put all of the new pool furniture together and had all of the pools up and running on time for a great Memorial Day weekend. The short list of upgrades and repairs included slide repair; diving board recoating; new lifeguard platforms, non-skid material on the ladders; pump and filter repairs; and pressure washing. Now the maintenance staff will work on completing the beach bathhouse project.
- The Recreation Center was very busy Memorial Day weekend. The new umbrellas were received after opening day and are now around the pools. Repairs have been made to the hot tub and maintenance work will be scheduled on the indoor pool sometime this summer.
- Recreation Center Rule: **Property owners must be with their guests when they want them to gain access to the Recreation Center. Otherwise, their guests will be turned away.** There is nothing sadder than a five year old child who can't get into the pool area. "Please don't make us the bad guys. Be there with your guests when they arrive."
- In the Campground the garage door and Office AC unit were repaired and more sand will be added in the playground area. Most of the storm damage clean-up has been completed.
- The Restaurant had a few 'start up hiccups, but at this time it is believed that all of them have been addressed.
- A new phone system has been installed at Security and in the Administration building replacing a 25 year old system. Everyone who needs a phone now has one along with some upgraded capabilities.

### Security Report (Chief Wallace):

- In the May security report there were 35 calls for service including no arrests, four reports, three traffic citations (driving under suspension, speed, and child restraint), seven warnings (for speed and stop sign violations), six squad runs, three fire runs, and 5 animal complaints (3 dog and 2 other). There were twenty-four calls for grinder pump service and 430 security checks. Two traffic crashes were reported along with a theft investigation.
- Marine Patrol resumed during the first weekend of May and twenty hours of patrol was conducted over Memorial Day weekend. Five verbal warnings for 'No Wake' violations were issued along with eleven warnings for expired WPOA boat stickers.
- The gas tank on the patrol boat was changed and a second marine patrol officer has been hired.
- Other Security statistics for the month of May include the issuance of 314 boat stickers, 30 golf cart stickers, 458 RFID renewals, 120 new RFID stickers and 67 new 2018 window stickers.

### Other Committee Reports:

**Long Range Planning (Judy Yannone/Dave Patton):** The focus team has been working with Manager Cahall on the Reserve Assessment document reviewing the original document line by line, based on three categories – Lake, Improvements and Roads.

- Items amended include equipment that is not used routinely and which will not be replaced.
- Some items have already been done or replaced, i.e., the bath house, docks, etc.

- The reserve assessment does not take into consideration that many projects are performed by WPOA employees and that the WPOA does not contract out all of its projects.
- The RA funding methodology to calculate specific increase amounts per member for each account needs revision.

This effort is all based on full funding from dues and assessments. No borrowing of any funds is possible as ORC 5031 does not allow the WPOA to borrow monies at this time.

**Lake Advisory (Mike LaPlante):** No report

**Building (Pete Levermore):** No variance requests were submitted to the Committee in May. Ten permits (2 residences, 1 addition, 3 repairs/replacements, 1 pool, 2 storage bldgs. and 1 fence) were approved in May for a total of 60 permits thus far in 2018.

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

- WPOA Deed Restrictions/Covenants Notice of Meeting is posted on the website and at the Office, the Lodge and the Rec Center.
- An email address ([wpoarevcode@gmail.com](mailto:wpoarevcode@gmail.com)) is posted on the web site so people may send questions they may have about the Deed Restrictions/Covenants and or Meeting. Buskey will respond as soon as possible. Property owners may also call Buskey. Call the Office where staff will take the property owner's number and forward it to Buskey. Be informed and vote!
- All of the questions and suggestions from the Roundtables and the emails that were received have been compiled so that the Rules & Regulations Committee can review them when they meet soon. After the Committee completes its review, Buskey will have a special meeting of the Board to share the Committee's recommendations. It is anticipated that this meeting will be later in June or early July.

**Election Inspectors/Nominating (Margi Borgman/Dave Patton):** **All members of the WPOA in good standing are encouraged to vote on Saturday, June 23, 2018 from 10 am to noon at the Rec Center. A member must present his/her current Member Identification card and a photo ID. Members in good standing shall have only one vote; either an owner or a spouse may vote, but not both. This vote is for the approval or rejection of the proposed revision to Paragraph 8. Adoption of the revised Covenants requires approval by a simple majority of valid ballots.**

**Unfinished Business:**

- The discussions about UTVs and jet boats that were held at last Monday's workshop meeting will continue at the July workshop meeting.
- Trustee Kitchen asked to present and read a motion. Pres. Redick shared that a WPOA motion from 1989 states that the Board may not vote on any item at a public meeting that has not been discussed during a workshop meeting. Redick suggested that Kitchen let Mgr. Cahall or she (Redick) know that she (Kitchen) would like to be on the agenda of the next workshop meeting to discuss the motion.

**New Business:**

- Today National Marina Day is being held from 4 pm until 10 pm at the Beach and Marina.
- The next OLCA Fall Meeting will be held here at Lake Waynoka on Wednesday, September 19<sup>th</sup> and Thursday, September 20<sup>th</sup>. Ginny Tatman, chairperson for the 'behind the scene' activities of the meeting, is looking for volunteers to help with everything from registration to meals to boat tours. The first meeting for those interested in helping is Saturday, June 23<sup>rd</sup> at 2 pm in the Lodge.
- Several recommendations from the Lake Advisory Committee regarding the boat patrol have been passed on to Chief Wallace and Mgr. Cahall for consideration.
- *A motion to approve that up to \$8K may be taken from the operational reserve funds to purchase police equipment was made by Crank and seconded by Robinson. A roll call vote was taken and the motion passed unanimously with eight yea votes.*

**Motions and Resolutions:** none

**Community Organizations:** *The deadline for submission of information for the July 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** (Ken Crank): none

**Civic Club** (Terry Borgman):

- The Civic Club is the host of 2018's Waynoka Day on July 21<sup>st</sup>. The next organizational meeting is Wednesday, June 13<sup>th</sup> in the Lodge at 11:30 am (Please note the time change.)
- The Civic Club is sponsoring CPR training classes this coming Thursday, June 14<sup>th</sup> at 12:30 pm in the Lodge. Please RSVP to Elaine Bolte or Terry Borgman if interested in attending.
- The next meeting of the Club is June 26<sup>th</sup> at the 7 pm in the Lodge.

**WaterSports Club** (Pat Raleigh): There were 41 entries in the Car Show on June 2<sup>nd</sup> and 64 runners/walkers in the 5K Run this morning.

**Chapel** (Valerie Bullock): All are welcome to the Sunday services which begin at 10 am.

**Shawnee Women's Club:** Join the Shawnee Women in the Lodge at 10 am on the second Wednesday of each month. ☺

**Art Club** (Joanne Edwards): none

**Lake** (Prescilla Redick): none

**Book Club** (Joy Ackley): Ackley thanked the Maintenance Staff for securing book shelving to the walls and for hanging signs. She also thanked the Mgr. for the new trash cans outside the Lodge.

Ginny Tatman noted that she has discovered, when applying for a Bingo license, that a charitable organization needs to be registered with the State of Ohio. Information can be found on Mike DeWine's website.

**Board Concerns:** Trustee Kitchen asked Pres. Redick to 'say something about the new restaurant'. Redick shared, "The restaurant is open. She will be printing more carry out menus. Give it a try and see how you like it!" Kitchen then shared the hours of operation.

**Membership Compliments and Concerns:**

\*Steve VonWahlde (Lot #4011): VonWahlde shared that his 16 lb. dog was attacked by two larger dogs with electronic collars who had escaped their property last Sunday morning. He noted that Chief Wallace handled the situation in a timely manner citing the owners for failure to control their dogs. VonWahlde urged all property owners 'to keep an eye on your pets'. (His dog required treatment and is home recovering.)

\*Charles Porter (Lot #2047): Porter suggested that other entities (specifically, the Federal Regulatory Commission) be involved in reviewing the work of the Rules & Regulations Committee before the membership votes to approve any of it.

**Executive Session for the Executive Committee of the WPOA Board:** At 10:20 am Robinson moved and Redick seconded a motion that the Executive Committee go into an Executive Session to discuss a member concern. A yea/nay vote was taken and the motion passed unanimously. At 10:29 am the Committee returned and Koch moved and Yannone seconded a motion to end the Executive Session. A yea/nay vote was taken and the motion passed unanimously.

John Manning of the Russellville Fire Dept. then shared that work continues on the fire house and its kitchen area. **He urged property owners to only burn natural wood and debris when there is no wind and it is not really dry.** Manning also noted that the new fire truck with its new cascade system was in the parking lot for

all to see. A 'boot drive' will be held in the near future for Austin Caldwell, a Fayetteville firefighter who was recently injured in an auto accident.

**Adjournment:** A motion to adjourn the meeting was made by Koch and seconded by Robinson. The motion passed unanimously and the meeting adjourned at 10:30 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary