

## WPOA Board of Trustees Saturday Meeting – 9/8/18

*\*\*Anyone who would like to receive an e-mail blast of the report summaries, on the Friday prior to the meetings, needs to submit their e- mail address to the Office staff.*

*\*\*Any updates from the Friday email are indicated in **italics** of the summary of each report.*

*\*\*The deadline for submission of information for the monthly newsletter and other media releases is the Monday following the WPOA meeting at 4pm. The Office staff appreciates the cooperation of all of the clubs to share the events and activities held at Lake Waynoka.*

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

Redick led those present in the Lord's Prayer which was followed by the Pledge of Allegiance.

**Roll Call:** Present: Buckley, Crank, Ellis, Johnson, Kitchen, Koch, Redick, Robinson,  
and Mgr. Cahall  
Absent: Yannone (ex.)

**Minutes:** Koch made a motion and Crank seconded to accept the 8/11/18 minutes as printed in the newsletter. Assistant Recording, Rhonda Maybriar noted a change to the minutes from the 8/11/18 WPOA meeting to reflect that the meeting was adjourned at 10:52am and not 11:52 as was printed in the newsletter. Robinson stated that a statement he made was omitted in the minutes. Kitchen stated that a letter read by Yannone was in error by including the Long Range Planning Committee which did not take part in drafting the letter. President Redick tabled the motion of approving the August 11, 2018 WPOA minutes until a thorough review of the minute recordings is completed by Yannone and Maybriar.

**Update:** Upon review of the 8/11/18 WPOA minute recording, the following changes to the minutes will be as follows: 1. Under Board Concerns, a letter was read by Judy Yannone will exclude the language printed "from the Long Range Planning Committee". 2. Include the addition of Trustee Robinson's comment concerning Article V in the Code to include "Before the Board votes on any large repairs or something else that this should be brought to the public due to the fact that it is you and I that's paying the dues."

### **President's Report** (Prescilla Redick):

- Redick recognized Terry Borgman in receiving a prestigious award by the County for all of his hard work.
- A citation review will be held after the WPOA meeting.

### **Treasurer's Report** (Steve Johnson):

#### Operating funds

- The total operating income for the month of August was \$97,000.00 from normal operations.
- The total operating expense for the month of August was \$211,000.00 with \$5,500.00 in mower repairs.
- The operating fund balance at the end of August was \$636,063.24.
- The operating income for the year at the end of August was \$1,715,000.00 and that is 82% of the plan for 2018. The expected income at the end of August was 84% so the WPOA is 2% under budget.
- The operating expense for the year at the end of August was \$1,332,000.00 and that is 65% of the plan for 2018. The expected expense was 70% so the budget is 5% under expectation. We are currently 3% better than expected overall budget performance.

#### Allocated Assessment Funds

- The income for allocated operating assessments in August was \$12,000.
- Assessment account expenditures in August totaled \$125,000.00 which was all for road repair.

- The balance of all allocated assessment accounts at the end of August was \$300,971.09.
- Invested Funds
- Invested reserves at the end of August totaled \$398,642.71.

❖ Total cash on hand at the end of August was \$1,335,677.04.

*Treasurer Johnson reported that work will begin on the next year's budget at the end of September/early October.*

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

- We are now into the budgeting season for next year so I thought I would share that process with the membership. With input from all the area managers, I will put a preliminary budget together during the month of September. I will then meet with the Treasurer to go over it before the finance committee gets a look at it. In October, the finance committee will meet weekly to get the budget ready for presentation to the board the first of November. The board then gets a month to go over it so that it can hopefully be passed in the December meeting.
- We continue to work with members on getting shoreline protection completed. Citation letters were sent to those who have not yet complied.
- We have also sent bills for those lots we are mowing that did not pay for it.
- The street signs have been received for the North side of the lake and replacement is very near complete.
- All major road repair and repaving has been completed for the year. We also expect to do some more road crack sealing this fall.
- The indoor pool was drained, cleaned and refilled. We will start draining and preparing the outdoor pools for the winter on Monday September 10<sup>th</sup>.

Other things being worked on or recently completed:

- Dredging
- Mowing
- Trimming trees along the road ways and in the campground.
- Repainting the arrows on the roadway in the campground.

*Scott Bryer from S.Bryer Cable TV was introduced to address the community. His company is in the process of running fiberoptic lines that will include the Lake Waynoka community. The services provided will include cable television, high speed internet, and digital phone services. They hope to begin service in November, however, it will take a few months to complete coverage of the entire lake community. Their goal is to have service available to the entire lake by the first of the year. You may call their office for more information and to sign up at 937-483-4403. They will put you on a list and notify you when your area at the lake becomes available for service.*

**Security Report for August 2018 (Chief Wallace):**

Calls for Service	72	Animal Complaints	7
Arrests	3	Dog	3
Reports	9	Other (Beaver/Fowl)	4
Citations	4	Grinder Pumps	18
Warnings	6	Squad Calls	2
Security Checks	702	Fire Runs	2

### Gate Counts

RFID Front- 14,872	Front Security Lane- 12,974
RFID Rear Entry- 17,394	RFID Rear Exit- 21,412

### Vehicle Information

Vehicle 1191	Fuel- 30	Miles Driven- 547
Vehicle 1591	Fuel- 76.2	Miles Driven- 1787

A water pump was replaced in vehicle 1191, along with an oil change. Vehicle 1591 had an oil change and tire rotation.

### Other News from Security

During the month of August:

- One subject was cited for disorderly conduct.
- Two subjects were cited for open container (alcohol) violations.
- A felony warrant was issued for a burglary suspect.
- Several juveniles were identified in three “ding dong ditch” complaints. All information pertaining to the case was transferred over to Brown County Juvenile Court Probation Officers for follow up.
- New body cameras were purchased as a replacement to older outdated models for police use and an additional camera was purchased for marine patrol/security use. A policy was created and distributed to all police and security personnel.
- Special thanks to Gina Dash for accompanying Chief Wallace to the Union Township Police Night Out. The Lake Waynoka booth was well attended. We are planning to host a similar event next August in conjunction with Eastern Schools and neighboring law enforcement agencies. More details to come.
- The Ohio Department of Natural Resources Goose Permit results were submitted to ODNR. 22 nests and 133 eggs were located this year.

### Marine Patrol Statistics

# of violations	Description of Violations
7	Kayaking beyond 50' from shore on main lake
3	“No Wake” violations
1	WPOA boat registration violation
3	Counter-Clock wise/skiing/tubing
2	Subjects on tubes/ski's while refueling

- 82 hours of marine patrol was conducted during the Month of August. Along with the above violations and activity, Marine patrol assisted a stranded boater and provided a tow back to the marina.
- Marina Patrol will continue during weekends in September.

**Other Committee Report:**

**Building** (Pete Levermore):

- No variances were requested and two new residence permits were received during the month of August. The total permits for 2018 is 79.

<b>Permit</b>	<b>August</b>	<b>Year to Date</b>
Residence	2	13
Dock/Boat Lift	0	18
Additions	1	4
Repair/Replace	3	25
Pool	0	2
Deck	0	2
Garage	2	7
Storage	1	5
Boat Cover	0	0
Carport	0	0
Fence	0	3
<b>Totals:</b>	<b>9</b>	<b>79</b>

**Election Inspectors/Nominating** (Margi Borgman/Dave Patton):

- Ballots for the election concerning the approval or rejection of the amended Code of Regulations (the Blue Book) were mailed on August 20, 2018. This vote is by first class mail. Votes must be received by 4:00pm September 21 at the WPOA Office, regardless of whether they are mailed or dropped off.

**Nominating Committee** (Anna Clark, Chairperson)

- Candidate applications for both the WPOA and WRWSD Boards are available to pick up at the office or to download from the Lake Waynoka website. All applications must be returned by September 28, 2018. See full election timeline below.
  - Friday, September 28<sup>th</sup> – Candidate applications must be received at the office by 4pm.
  - Monday, October 8<sup>th</sup> – Election materials needed for the newsletter delivered to the office and election materials needed for mailing delivered to printer.
  - Friday, October 12<sup>th</sup> – List and labels of eligible voters printed by office
  - Saturday, October 13<sup>th</sup> – Meet and greet candidate event after the WPOA monthly meeting.
  - Friday, October 26<sup>th</sup> – Ballots mailed to voters by this date.
  - Monday, November 26<sup>th</sup> – Returned ballots MUST be received in the office by 4pm.
  - Friday, November 30<sup>th</sup> – Votes counted by this date.

**Lake Advisory** (Mike LaPlante):

- Waynoka Lake Advisory Committee Chair, 937-689-7604, laplantema@gmail.com
- The Lake Advisory Committee conducted a “Boating and Shoreline Protection Town Hall on Saturday, 11 Aug 2018.” Thirty speakers voiced their concerns during this meeting. The concerns included such issues as; lack of rules enforcement, disrespect for people’s property, wake boats and blockades formed on the weekends in powerline cove,

inappropriate music for young children, speed of boats entering and exiting the coves, etc., etc. Minutes from this meeting will be provided upon request.

- We also had twenty-nine people sign up to be on the Concerns/Resolution Team (CRT), which will develop and submit recommendations to the WPOA Board for review and implementation. Twenty CRT members met again on Saturday, 2 Sept 2018 and discussed their “Top Concerns and Recommendations.” The CRT is continuing to review concerns and develop recommendations. We will meet again in Oct, with the date to be announced via e-mail.
- A couple members of the Lake Advisory Committee are purchasing materials to build Swimmer Safe Fish Habitats. These habitats will be made available for purchase at a future date. If you are interested in these habitats, you can check out the below websites.
- <https://www.fishiding.com/swimmer-soft-shallow-water-lake-waynoka-fish-habitat-4-pack/>
- <https://www.fishiding.com/fine-and-shallow-swimmer-soft-habitat-mix-to-build-your-own-fishiding-pvc-25-pack/>

**Long Range Planning** (Judy Yannone/Dave Patton):

- The Long Range Planning Committee has begun a review of the Earthen Dam Report that was completed in 2017 with the purpose of laying the groundwork for a plan of action in the event of a failure of some sort. Activity will focus on developing an estimated timeline for activities required to restore the dam/lake to normal operating conditions.
- The Committee will also be reviewing previous member surveys in order to develop a list of potential new amenities for WPOA members

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

- A “Frequently Asked Questions” (FAQ) document was posted on the Lake Waynoka web site last month and updated September 1<sup>st</sup>.
- The Chair is reviewing documents related to the Amended Covenants process so the important ones can be placed in the WPOA Archives in the next couple of weeks.

**Unfinished Business:** Last month the Board approved the vote to go out for the Trustee election but needs to approve it for September instead of August per the Code of Regulations. The motion will be made and a new vote taken. *See Motions and Resolutions below.*

**New Business:**

- Motion #291(see below) to offer specials by lowering the initiation fee on specific lots at the Brown County Fair was opened for discussion. Trustee Kitchen believes that Gina Dash does a wonderful job promoting Lake Waynoka and that there is no need to offer specials on WPOA owned lots. She feels this is unfair to other members trying to sell their lots and decreases the property values. Mgr. Cahall stated that this is a good way to bring in new members that will be paying dues in the coming year. Trustee Buckley asked Mgr. Cahall if there is any information supporting the lowering of property values to which Cahall replied that he does not know of any. Trustee Ellis supports the property special sale at the fair and views it as a goodwill gesture in public relations.

### **Motions and Resolutions:**

- Motion #291 was made by Buckley and seconded by Koch that, from September 24, 2018 to October 1, 2018, a Brown County Fair special for new members only will be offered on lots 104, 106, 108, and 978 for \$935.00 covering all cost until the end of the 2018 membership year. A roll call vote was taken. The yeas were Redick, Crank, Ellis, Johnson, Buckley, and Koch. The nays were Kitchen and Robinson. The motion passes.
- Motion to approve the calendar of the timeline for the Trustee vote was made by Crank and seconded by Koch. A yea/nay vote was taken and the motion passed unanimously.

### **Community Organizations:**

**Art Club** (Joanne Edwards): The Art Club is entering its fall season. Joanne will have tickets available next month for the fall Uncorked on Canvas session.

**Book Club** (Joy Ackley): The book Club is doing awesome. Thank you to everyone for their help in putting the books in alphabetical order by Author and to the ladies of the needlework group for moving to another table so we could have more room to organize the books. Special thank you to Judy Levermore for shampooing the carpet in the WiFi/reading room.

**Campground** (Ken Crank):

**Chapel** (Valerie Bullock):

**Civic Club** (Terry Borgman): Lake Waynoka apparel will be available for sale beginning in October. Please see Ginny Tatman for more information and orders. Terry updated the community about Joel Farrell. He is making progress from an accident in Branson, Missouri. The Civic Club Annual Dinner is scheduled for October 30<sup>th</sup> and is open to new members and those that may be interested in joining.

**Lake** (Prescilla Redick): September 19<sup>th</sup> is the last Wednesday night bass tournament. Saturday, September 22<sup>nd</sup> is the Fall Bass Tournament. October 6<sup>th</sup> is the Bass Classic which is by invitation only.

**Shawnee Women's Club** (Joan Hartings):

**WaterSports Club** (Pat Raleigh): Pat thanked everyone that participated in the annual ski show on Labor Day weekend. There were several new kids participating which made for a great show.

**Board Concerns:** Trustee Kitchen would like to see a generator purchased for the Lounge area in the event of a power outage. This will help to power the grinder and will add safety as a place for residents to gather. President Redick asked Mgr. Cahall and Treasurer Johnson to include this in their financial discussions for next year's budget.

### **Membership Compliments and Concerns:**

- Steve Von Wahlde (Lot# 4011) – Steve re-read a letter to the Board of Trustees that had been presented at the Wednesday night workshop by Steve Rish who could not be here today. Mr. Rish states in his letter that the vote of the Code of Regulations should be considered illegal, be voided, or be invalidated regardless of the outcome for several reasons. The extra information letter, ballot language, removing ballots from members in good standing, and being asked to resign his position on the Election Committee due to a conflict of interest based on his personal views and an ability to sustain a neutral view as an election inspector.
- President Redick informed everyone that, after the Board's Wednesday night monthly workshop which became uncivil, she asked Paul to send the information to the lake's attorney, John Jolly, who is very familiar with the Code of Regulations. She asked him to put together a formal presentation/letter to the Board which will be shared during a special meeting of the Board. The Board will not entertain any more abuse until it has heard from the attorney.
- Terry Borgman (Lot# 1709) – Terry stressed that volunteers give their time of their own free will and for the greater good of the community. Please do not beat down volunteers who serve.

- John Buskey (Lot# 1784) – John responded to Mr. Rish’s letter concerning ORC code 3599. It is for government entities and does not apply to WPOA since we are a private, not for profit, community governed by the Code of Regulations.
- Ginny Tatman (Lot# 2635) – Ginny stressed the importance of sharing attorney John Jolly’s response with the members prior to the vote in the name of transparency.
- Trustee Kitchen responded that she has been denied any correspondence that went to or came back from the attorneys. She states that it has not been shared with Board members and it is unacceptable.
- John McDulin (Lot# 689) – John cautioned the community on hiring contractors based on recommendations only. One such individual has a history of sexual charges and has spent time in prison for those charges. John believes members should do their due diligence when hiring from outside the community and that recommendations of this individual should cease since it poses a threat to our community.
- Margi Borgman (Lot# 1709) – As an Election Inspector, Margi addressed the pulling of a ballot to the Chapel. That was the only ballot pulled. There was some confusion to whether it was a business or institution. After an investigation, the ballot was mailed to the Chapel two days later. She spoke to the integrity of the election committee.
- Vern Taylor (Lot# 3189) – Vern recently tore several ligaments in his knee. He thanked this great community for being extremely helpful during his time of need.
- Valerie Bullock (Lot# 2304) – Valerie stated that no ballots should ever be pulled after the office has issued a list of members/entities in good standing and is concerned that the Chapel ballot was initially pulled. She explained that the President of the Board at the Chapel receives the ballot and may either vote himself or pass it to someone else in the community.
- Gordon Ellis (Lot# 1728) – Gordon made an appeal to all that everyone’s views and concerns should be heard and respected.
- Anna Clark (Lot #2824) – Anna made a response to Valerie’s statement. She admits that pulling the ballot was a mistake. She has been on the committee for five years. All of the ballots and stickers are on the table for everyone to see. The committee does their best to make sure everything is done properly. They take these accusations very personal.

**Adjournment:** The motion to adjourn was made by Robinson and seconded by Koch. The motion passed unanimously and the meeting was adjourned at 10:53am.

Submitted by Rhonda J. Maybriar, WPOA Assistant Recording Secretary