

## WPOA Board of Trustees Saturday Meeting – 11/10/18

\*\*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.

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

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

Absent: Crank (ex.)

**Minutes:** Koch made a motion and Robinson seconded to approve the 10/13/18 minutes as printed in the

newsletter. A yea/nay vote was taken and the motion passed unanimously.

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

➤ President Redick wished everyone a happy and safe Thanksgiving on behalf of the Board.

➤ President Redick introduced Valerie Bullock who clarified the Chapel vote. The President of the Church Board may turn the ballot over to a Chapel Board member or a Chapel member to vote.

Thank you for explaining the procedure to us.

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

#### Operating funds

➤ The total operating income for the month of October was \$97,000.00 from normal operations.

➤ The total operating expense for the month of October was \$149,000.00 with no unexpected expenses.

➤ The operating fund balance at the end of October was \$477,641.83.

➤ The operating income for the year at the end of October was \$1,900,000.00 and that is 91% of the plan for 2018. The expected income at the end of October was 93% so the WPOA is 2% under budget.

➤ The operating expense for the year at the end of October was \$1,654,000.00 and that is 81% of the plan for 2018. The expected expense was 86% 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 October was \$1,600.

➤ Assessment account expenditures in October totaled \$9,400.00 for road sealing materials.

➤ The balance of all allocated assessment accounts at the end of October was \$281,760.11.

#### Invested Funds

➤ Invested reserves at the end of October totaled \$398,856.35.

➤ Total cash on hand at the end of October was \$1,158,258.29.

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

- The Administration building is now on winter hours. From November 1st to March 1st we are open 8 am to 4 pm Monday through Friday.
- The Campground was closed on November 5th and as soon as we have everything winterized and cleaned up all water and electricity will be turned off. If you wish to dry camp anytime this winter check the current rules and regulations volume one for requirements and limitations.
- We have cleaned and winterized the recreation area bathrooms and locked them up. They will be reopened on April 1st.
- The valve on the dam will be opened Thursday morning on November 15th please make sure your boats are out of the water. We cannot stress this enough.
- Any small watercraft left at the recreation dock areas after December 1st will be considered abandoned and disposed of.
- Cracks in the shower floors in the Recreation center have been repaired along with the dectron system.
- The budget, as recommended from the finance committee, has been provided to the board members for review. We hope to have any required changes made for an approval at the December meeting.
- Work with the Long Range Planning committee has started for the 2019 Capital budget. We hope to present it to the board in December for a January approval.
- We have built a salt shed that can hold 50 tons of salt and it is full. We have also purchased a new snow plow and salt spreader. These purchases will greatly enhance our snow removal capabilities. The last time we bought new snow removal equipment we only used it once that winter so hopefully this purchase will get us a mild winter.
- Replaced the ice machine in the lounge.
- Mgr. Cahall stated that he nor the Board have any updates about Bryer Cable other than they expect to have the bulk of the lake ready for service by the first of the year. Please call Bryer Cable at 937-483-4403 for further updates and/or questions.

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

Calls for Service	49	Animal Complaints	4
Arrests	1	Dog	2
Reports	3	Other (Beaver/Fowl)	2
Citations	3	Grinder Pumps	20
Warnings	3	Squad Calls	3
Security Checks	694	Fire Runs	2

Gate Counts	
RFID Front- 12,304	Front Security Lane- 10,002
RFID Rear Entry- 13,687	RFID Rear Exit- 17,621

Vehicle Information		
Vehicle 1191	Fuel- 15.5 gallons	Miles Driven- 205
Vehicle 1591	Fuel- 68 gallons	Miles Driven- 1076

- During the Month of October, a subject was charged with OVI and marijuana possession.

- A menacing complaint was reported. The issue was resolved with the help of Hillsboro Police Department.
- WPOA trustee campaign signs have been reported stolen. Please contact this office if you have any information pertaining to this.
- The Lake Waynoka Rangers completed their 3rd session of firearms training for 2018. The training consisted of handgun qualification.
- We have moved forward in the Security building remodel and addition. The plans for the addition and remodel are being drawn up by DS2 architects and we have met with an HVAC contractor and commercial electrician.
- Special thanks to Gate Guard Stone and Gate Guard Valentine along with Sgt. McKinzie and Officer Legenfeld for their efforts during the Campground Trick or Treat event that led to another successful community event.
- We have filed paperwork in Brown County Municipal Court in reference to seizing two abandoned campers that are currently occupying campsites.
- Janalyn Payne, who has been an employee of WPOA since 2006, announced that she would be retiring effective 10/31/2018. Jan has been a valuable member of the security department and has served WPOA as an OSHA safety director and a security shift commander. Her presence will be missed. Please take the time to thank her for her service to this community while she is enjoying retirement.

**Other Committee Reports:**

**Building (Pete Levermore):**

- One variance was requested for a dock dig out and two new residence permits were received during the month of October. The total permits for 2018 is 94.

<b>Permit</b>	<b>October</b>	<b>Year to Date</b>
Residence	2	16
Dock/Boat Lift	2	19
Additions	0	4
Repair/Replace	3	30
Pool	0	2
Deck	1	4
Garage	0	7
Storage	1	6
Boat Cover	0	0
Carport	0	0
Fence	2	6
<b>Totals:</b>	<b>11</b>	<b>94</b>

**Election Inspectors/Nominating (Margi Borgman/Dave Patton/Anna Clark, Chairperson):**

- A total of 1528 ballots for the WPOA 2018 vote for trustees and reserve funding were mailed out to members in good standing on Friday, October 26. If you have not received a ballot, something is missing from your packet, you need a replacement ballot or have any other questions, please call me (513-290-5359) or the office, and we'll be happy to help you. Returned ballots must be received at the office by 4 pm on Monday, November 26th. A reminder that your lot number must be on the outer return envelope for the ballot to be valid.
- Unfortunately, we discovered that there is a misprint on the ballot -- the date listed in the Reserve Funding section should be 2019 rather than 2018.

**Incorrect as printed:**  **No:** I do not approve the increases in assessments and vote to waive the reserve requirements of ORC 5312.06 for the **2018** calendar year.

**Should be:**  **No:** I do not approve the increases in assessments and vote to waive the reserve requirements of ORC 5312.06 for the **2019** calendar year.

➤ If you have already voted and this information changes the way you would have voted for the reserve funding issue only, please contact the Nominating Chairperson, an Election Inspector or the office for instructions. We sincerely apologize for any confusion this error may have caused.

**Lake Advisory (Mike LaPlante):**

➤ Waynoka Lake Advisory Committee Chair, 937-689-7604, [laplantema@gmail.com](mailto:laplantema@gmail.com)

➤ The Lake Advisory Committee conducted another Concerns/Resolution Team (CRT) meeting on Saturday, 20 October at 9AM in the Lodge. Based on the results of that meeting, I presented a couple of recommendations to the trustees at the WPOA workshop on Monday, 5 November. These recommendations address: 2 boat stickers (one on the port side and one on the stern for each boat) and a boat sticker fee increase to cover additional marine patrol hours. The CRT team continues to refine 7 other recommendations that will be presented to the WPOA Trustees at the 3 December workshop.

➤ With the end of the boating season and the removal of boats/equipment from our docks, it would be a great time to inspect the electrical systems on our docks. The electrical wiring on many older docks may not be up to code or may have been inadequately maintained over the years. Electric shock drownings (ESD) are most commonly caused by improper electrical connections on boats and docks. By law, all connections near water are required to have working ground fault circuit interruption technology, (GFCI). So check your docks electrical system, test the GFCIs, if not now, at least in the spring.

➤ It's November and the leaves are falling, winter is around the corner. (Brrr!) We would like to again remind property owners and landscapers, please do NOT blow leaves/grass clippings into the lake. All these organics add up to what's called a **high nutrient load**. Sounds like good news. But, no. Nutrients are good for our waterways but excessive nutrients cause all sorts of problems, including blue-green algal blooms which often result in lake closures. So please dispose of your leaves and grass clipping properly.

➤ Our committee has a limited number of swimmer safe fish habitats for sale. These habitats are meant to be placed under docks to provide food and a safe place for the small fish to survive and grow. We are selling these habitats for \$25 each, or you can purchase them at the below website.

<https://www.fishiding.com/swimmer-soft-shallow-water-lake-waynoka-fish-habitat-4-pack/>

➤ *Mike presented a show and tell of the fish habitats at the meeting. He has several for sale at \$25/each vs. \$37.50 if you were to buy them yourself. Please contact Mike at the number or email above if you are interested. It is a good time to put them in when the lake is lowered.*

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

➤ The Long Range planning has been developing a Process/Algorithm for addressing emergencies at Lake Waynoka and the adjacent community.

➤ Development of a process for clubs and committees to initiate projects that they would like to see done at the lake.

➤ There are a few tasks that need to be evaluated by the LRPC prior to us going forward on the playground. Three different groups are out there and are welcome to investigate possible solutions/configurations. We appreciate the help in researching and helping with funds. If you want to present a proposal and location please contact one of the LRPC and we can review and take it to the board when it is appropriate.

➤ We are revisiting previous projects that were on the last survey. We are going to address going forward with Survey Monkey for short surveys that will be sent to emails. If the

office does not have your email, you will not be able to participate.

**Rules and Regulations** (John Buskey): No report

**Unfinished Business:** The Board is continuing to work on the 2019 budget which they hope to finalize in December.

**New Business:**

➤ Tom Wyatt reported that 80 people attended the October Potluck Dinner at the Lodge. The 2<sup>nd</sup> dinner was held November 13<sup>th</sup>. There will be a Christmas themed potluck at the Lodge on December 8<sup>th</sup>. It will begin at 6pm. Please bring a covered dish, a beverage, and silverware. Everyone is invited to celebrate, enjoy fellowship with your neighbors, and help build a strong community.

➤ President Redick read a letter from the Brown County Auditor, Jill Hall, in response to allegations that a property owner has reported to the Ohio Ethics Committee and the Brown County Sheriff. The concerns address WPOA properties that have \$0 in property value. Ms. Hall and her staff investigated the properties of concern and noted that the property values are correct as it includes roads, right of ways, common lake access areas, and some that are considered wasteland.

**Motions and Resolutions:** A motion was made by Yanonne and seconded by Koch for an Art Club BYOB at the lounge on December 10<sup>th</sup>. A yea/nay vote was taken and the motion passed unanimously.

**Community Organizations:**

**Art Club** (Joanne Edwards):

➤ Uncorked on Canvas is sold out.

➤ There will be an Art Club Christmas party on December 10<sup>th</sup> at 6:30 in the Lodge. Please bring a snack to share and a glass, mug, or plate to paint. Everyone is welcome to attend.

➤ The Art Club has identified its next project. Several murals on acoustic tiles with a Lake Time theme will be placed on the Conference/Meeting room walls to reduce distractions from the hallway and beautify the room. The bench will also be lowered to chair height. Terry Borgman will be heading up this project. Please contact him for further details.

**Book Club** (Joy Ackley):

➤ The Reading/WIFI room will be unavailable from November 15<sup>th</sup>-December 16<sup>th</sup> for the Needy Children's Christmas supplies.

➤ Several VHS tapes have been donated and added for membership viewing.

**Chapel** (Valerie Bullock):

➤ Everyone is invited to the Chapel services beginning at 10am each Sunday. Pastor Ron Stevens will bring the message.

**Civic Club** (Ginny Tatman):

➤ The Civic Club has elected its new Board. Tony Tatman – President, Betty Purdin – Vice President, Jackie Mathis – Secretary, and Ginny Tatman - Treasurer. Congratulations to the new Board and thank you to those that have served the past two years.

➤ There are plenty of Lake Waynoka T-shirts, hats, visors, sweatshirts, ect. for sale through the Civic Club. They come in a variety of colors, sizes, and logos and make great Christmas gifts.

➤ The Lake will be celebrating its 50<sup>th</sup> anniversary next year. The club is looking for special logo ideas. If you have one in mind, please contact someone in the club.

**Shawnee Women's Club** (Valerie Bullock): All ladies are welcome to join the club. Please see a member if interested.

**WaterSports Club** (Pat Raleigh): December 15<sup>th</sup> will be Trivia Night at the Lodge. Sardinia Library will graciously provide the questions. Pat threw a challenge out to all clubs to see which one is the smartest.

**Board Concerns:**

➤ Tom Koch took a minute to thank all Veterans in attendance and throughout our community for their service.

➤ Walt Robinson reminded all residents to let security know if you are burning brush or leaves. The

winds cause fire safety issues. Please be reminded that all fires must be controlled, physically attended to, and a water hose nearby.

**Membership Compliments and Concerns:**

➤ Steve Meese (Lot# 3171) – Steve would like to remind owners that are wrapping or storing boats through the Marina that the boats on the water must have gas and the keys inside so they can be driven to the boat ramp for removal. The Marina has collected several items floating on the lake. Please check to see if you are missing anything.

**Adjournment:** The motion to adjourn was made by Koch and seconded by Yanonne. The motion passed unanimously and the meeting was adjourned at 10:25 am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary