

## WPOA Board of Trustees Saturday Meeting – 12/08/18

*\*\*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.

Trustee Yanonne 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, Yannone, and Mgr. Cahall

**Minutes:** Koch made a motion and Ellis seconded to approve the 11/10/18 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

**President's Report** (Prescilla Redick): President Redick took a moment to wish the community members a very Merry Christmas and to remember the reason for the season.

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

Operating funds

➤ The total operating income for the month of November was \$55,000.00 from normal operations.

➤ The total operating expense for the month of November was \$153,000.00 with no unexpected expenses.

➤ The operating fund balance at the end of November was \$381,698.11.

➤ The operating income for the year at the end of November as \$1,955,000.00 and that is 93% of the plan for 2018. The expected income at the end of November was 96% so the WPOA is 3% under budget.

➤ The operating expense for the year at the end of November was \$1,809,000.00 and that is 88% of the plan for 2018. The expected expense was 93% so the budget is 5% under expectation. We are currently 2% better than expected overall budget performance.

Allocated Assessment Funds

➤ The income for allocated operating assessments in November was \$10,500.

➤ Assessment account expenditures in November totaled \$15,200.00 for road repair.

➤ The balance of all allocated assessment accounts at the end of November was \$280,977.46.

Invested Funds

➤ Invested reserves at the end of November totaled \$398,965.09.

❖ Total cash on hand at the end of November was \$1,061,640.66.

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

➤ The Administration building is now on winter hours. From November 1<sup>st</sup> to March 1<sup>st</sup> we are open 8 am to 4 pm Monday through Friday.

➤ The Campground is closed. If you wish to dry camp anytime this winter, check the current rules and regulations volume one for requirements and limitations.

➤ The valve on the dam is open and will remain open until WRWSD is done draining the lagoon.

➤ Bryer Cable has started hooking up houses to their service. Their service is not available in all locations yet but as they complete areas they will leave a flyer at the houses that have it available.

Contact them for any updates.

➤ Maintenance completed the repainting of the administration office on the inside and they have a very long list of activities like this set for the winter months. Please excuse any inconvenience any of these activities may cause. We try to complete these items off season to have the least impact on our members.

➤ *New WRWSD meters will be installed in January so you may see some people on or near your property.*

Calls for Service	34	Animal Complaints	10
Arrests	0	Dog	7
Reports	5	Other (Beaver/Fowl)	3
Citations	1	Grinder Pumps	7
Warnings	3	Squad Calls	6
Security Checks	629	Fire Runs	0

<b>Gate Counts</b>	
RFID Front- 10,168	Front Security Lane- 7,652
RFID Rear Entry- 12,114	RFID Rear Exit- 16,532

<b>Vehicle Information</b>		
Vehicle 1191	Fuel- 21 gallons	Miles Driven- 346
Vehicle 1591	Fuel- 117 gallons	Miles Driven- 1455

Anti-freeze was added to vehicle 1191 and vehicle 1591 received an oil change.

**Other News from Security**

- During the month of November, The Lake Waynoka Rangers responded to a theft of a generator, two domestic disputes and a fraud complaint.
- The Lake Waynoka Security Department is participating in the Brown County Peace Officer Association “Shop with a Cop” event on 12/19/2018. Sgt. McKinzie will be our representative this year.
- The patrol boat was pulled from the lake and winterized.

**Other Committee Reports:**

**Building** (Pete Levermore):

- No variances were requested and four new residence permits were received during the month of November. The total permits for 2018 is 99.

*A variance for a 4’ x 12’ digout was requested into the shoreline as part of a dock requested to be built. A motion was made by Koch and seconded by Johnson to approve the variance. Discussion: Trustee Kitchens asked that the variances be presented in a timely fashion so the Board has a chance to review them properly. Mgr. Cahall stated that this is the proper protocol but a series of events led to the variance not being emailed to the Board. He apologized for the mishap. Trustee Buckley questioned the cover of the dock to make sure it met the zoning requirements. Committee Chair Levermore assured him that it did. President Redick shared that we’ve done this type of variance before. Trustee Yanonne asked if there has ever been an issue with any of the digouts. Mgr. Cahall answered no. The motion was brought to a vote and passed with 8 yeas and 1 abstention (Kitchen).*

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

- Dave Patton gave the results of the Board election and the Trustee-designates as follows: Vern Taylor – 272, Betty Purdin – 271, and Charlie Beard – 257.
- The Reserve Study Assessment increase in the amount of \$88/yr. was defeated 366-179.
- Disqualified ballot issues were due to late return, no lot # on outside envelope, submission of the wrong ballot, one on paper other than the ballot, and voting for 4 members instead of 3. Mr. Patton reminds everyone that if you ever encounter an issue while voting, please contact the Nominating Chairperson, an Election Inspector or the office for instructions and/or a new ballot.
- Mr. VonWalde questioned why the election envelopes did not have return postage as

stated in the Election Manual. President Redick stated that this will be looked into and asked Mgr. Cahall to check what is on the webpage.

**Lake Advisory** (Mike LaPlante):

- The Lake Advisory Committee conducted another Concerns/Resolution Team (CRT) meeting on Saturday, 24 November at 9AM in the Lodge. We further discussed boating and safety concerns regarding rules enforcement, boat sizes, and wake boats activities. We are trying to establish or enforce reasonable rules that let people enjoy our community, while we continue to grow. I am refining our recommendations and will present them to the WPOA Trustees at the 7 Jan WPOA workshop.
- 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.fishing.com/swimmer-soft-shallow-water-lake-waynoka-fish-habitat-4-pack/>

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

- This month we have been working with Paul on the capital assessment budget, within the scope of the Reserve Assessment. Since the vote was to not fully fund, future expenses need to be adjusted.
- We are also fine tuning the process and steps to be taken if we have an Emergency involving the dam.
- We are also progressing with the investigation of potential projects, primarily the walking path. We are defining the scope for what that will look like now and in the future to possibly include a playground and dog park. We are planning to do in stages and include input and funds from the committees that have asked to help.

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

- The Committee did not meet this month. The Committee Chair consulted with the Zoning/Building Committee and the Lake Advisory Committee to prepare an amendment to Volume 2 of the Rules and Regulations: Zoning/Building Requirements. The amendment addresses soil erosion and silt mitigation at construction sites.

**Unfinished Business:**

- The Board discussed amending the Zoning/Building requirements at their Monday night meeting to provide more detailed information concerning silt migration and erosion control for new homes. Motion #294 was presented. *See below under Motions.*
- The Board met with Jackson and Franklin Township and the EMA manager about the emergency sirens within Lake Waynoka. Motion #295 was presented. *See below under Motions.*
- The Board discussed the proposed 2019 budget during the Monday night meeting. Motion #296 was presented. *See below under Motions.*

**New Business:**

- President Redick issued a reminder that the office will be closed beginning December 24<sup>th</sup> at Noon until January 2<sup>nd</sup> at 8am. The night drop will be open and someone will be passing through each day to collect envelopes.
- Trustee Kitchen thanked the Millers, Mike LaPlante, the Long Range Planning Committee, and Leslie Piatt for making everyone aware to check their GFI outlets on their docks for electrical issues.
- Trustee Kitchen also addressed the need for a solution when Frontier services are interrupted making the office and security phone lines unavailable. President Redick and Mgr. Cahall are exploring Bryer Cable service and remind everyone that if it is a true emergency to call 911.
- Trustee Robinson stated that he is very happy with his Bryer Cable service.
- Steve Meese reported that the siren located at the beach did not sound on Wednesday. President Redick asked Mgr. Cahall to let the EMA know.

## **Motions and Resolutions:**

- A motion was made by Koch and seconded by Johnson to approve a variance requesting a 4' x 12' digout into the shoreline as part of a dock the owner has requested to build. A roll call vote was taken. The motion passed with 8 yeas and 1 abstention (Kitchen).
- Two BYOB motions at the Lounge were made by Koch and seconded by Johnson for a December 29<sup>th</sup> birthday party and a December 31<sup>st</sup> New Year's Eve party. A yeay/nay vote was taken and the motions passed unanimously.
- Motion #294 made by Crank and seconded by Buckley to amend the WPOA Rules and Regulations, Zoning/Building Requirements, Volume 2, dated November 11, 2017, by adding a new Section XIII, titled "Silt Mitigation and Erosion Control" and adding a document titled "Specifications for Silt Fence" as page 12. A roll call vote was taken and the motion passed unanimously.
- Motion #295 was made by Robinson and seconded by Koch that an agreement has been made between the WPOA Trustees, Jackson Township Trustees, Franklin Township Trustees and the Brown County EMA that both Jackson and Franklin Townships will take ownership of the two emergency warning sirens located inside the Lake Waynoka subdivision and that the WPOA will provide maintenance and repair to said sirens with a monetary limit of \$1,000 per year. This agreement will be in place for the next 10 years. A roll call vote was taken and the motion passed unanimously.
- Motion #296 was made by Johnson and seconded by Buckley. It is moved to accept proposed 2019 budget with \$2,133,443.00 in income \$2,091,734.00 in expenses and an expected surplus of \$41,710.00. The budget includes the following changes in the dues and fee structure:
  - Dues will increase \$5.00 from \$380.00 to \$385.00.
  - Multi-lot fee will increase \$5.00 from \$95.00 to \$100.00.
  - Home owner fee will increase \$5.00 from \$150.00 to \$155.00.
  - Nightly camping will increase \$0.25 per night.A roll call vote was taken and the motion passed unanimously.

## **Community Organizations:**

**Book Club** (Joy Ackley): Thank you to the community for supporting the club.

**Chapel** (Valerie Bullock):

- Thank you to everyone who helped wrap presents for the Needy Children's Fund. 750 presents were wrapped for 72 children.
- Christmas dinner at the Chapel is December 23<sup>rd</sup>. Ham will be provided so please bring a side dish. Jimmy Dully will be providing the entertainment.

**Civic Club** (Ginny Tatman): The club is currently on hiatus until the 4<sup>th</sup> Tuesday in March.

**WaterSports Club** (Pat Raleigh):

- Trivia night is December 15<sup>th</sup> at the lodge beginning at 6pm not 7pm as previously printed.
- The Veteran's Day celebration was a success with 40 or so Veterans recognized for their service.
- Just a reminder that the club supports the Joseph House in Cincinnati which helps veterans suffering with addiction through treatment and recovery programs. New/Slightly used twin sheets, blankets, and towels can be dropped off at the Lounge or contact Judy Levermore or Kathy Sewell.

**Board Concerns:** None

**Membership Compliments and Concerns:** Pat McDulin (Lot #689) would like to thank everyone for their Christmas decorations and complimented on how beautiful they look.

**Adjournment:** The motion to adjourn was made by Crank and seconded by Koch. The motion passed unanimously and the meeting was adjourned at 10:39am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary