

Waynoka Property Owners Association Board of Trustees Meeting

Saturday, January 12th, 2019

***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: Crank, Ellis, Johnson, Kitchen, Redick, Robinson, Yannone, and Mgr. Cahall

Absent: Buckley (ex.) and Koch (ex.)

Minutes: Robinson made a motion and Ellis seconded to approve the 12/10/18 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): None

Treasurer's Report (Steve Johnson):

Operating funds

- The total operating income for the month of December was \$53,000.00 from normal operations.
- The total operating expense for the month of December was \$158,000.00 with no unexpected expenses.
- The operating fund balance at the end of December was \$317,309.84.
- The operating income for the year at the end of December was \$2,008,000.00 and that is 96% of the plan for 2018. The expected income at the end of December was 100% so the WPOA is 4% under budget.
- The operating expense for the year at the end of December was \$1,969,000.00 and that is 96% of the plan for 2018. The expected expense was 100% so 4% under budget. We finished 2018 \$6,400 better than budget.

Allocated Assessment Funds

- The income for allocated operating assessments in December was \$1,800.00.
- Assessment account expenditures in December totaled \$209.00 for road repair.
- The balance of all allocated assessment accounts at the end of December was \$219,871.48.

Invested Funds

- Invested reserves at the end of December totaled \$425,363.82.
 - Total cash on hand at the end of December was \$962,545.14.

Manager's Report (Paul Cahall):

- Annual billing will be mailed out by the end of January. After the bill for 2019 has been paid, you will be able to renew all your guest cards and car stickers for this year.
- 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 we manage to bring the lake down enough to limit ice damage.
- Bryer Cable provided us a map of their progress with expected availability dates. If you would like to check your location, the map is available at the administration building, the information board in the lodge, and has been posted on our Facebook page. They will leave a flyer at the houses that have it available as they complete areas. Contact them for any updates and questions.
- Maintenance completed the stripping and re-waxing of the recreation center along with laying out three pickle ball courts in the gym. They will be doing some work in lounge then moving back to the bathroom upgrades in the campground.

Security Report for December 2018 (Chief Wallace):

Calls for Service 31

Animal Complaints 10

Arrests 2

Dog 8

Reports 7

Other (beaver/fowl) 4

Citations 1

Grinder Pumps 20

Warnings 6

Squad Calls 2

Security Checks 603

Fire Runs 2

Gate Counts

RFID Front- 9,124 Front Security Lane- 6,324

RFID Rear Entry- Not Functioning RFID Rear Exit- 16,542

Vehicle Information

Vehicle 1191 Fuel- 34.1 gallons Miles Driven- 359

Vehicle 1591 Fuel- 110.5 gallons Miles Driven- 720

Other News from Security

- The spotlight bulb in vehicle 1591 was switched to an LED unit. Special thanks to the Maintenance Dept. for the work performed.
- During the month of December, The Lake Waynoka Police Department issued 2 criminal summonses for unconfined dogs. They also responded to three domestic disputes and a lawnmower fire.
- The Lake Waynoka Security/Police Department participated in the Brown County Peace Officer Association “Shop with a Cop” event on 12/19/2018. Chief Wallace and Sgt. McKinzie represented the department this year. Gina Dash came along to document the event. A wonderful time was had by all. We are setting a goal to provide funding for two children to participate in the program next year.
- We have three new faces in security. Patrick Adkins, Miranda Stewart and Arin Mitchell have all started as part-time gate guards.

Other Committee Reports: Building (Pete Levermore):

- There was one variance granted for a dock this month. One new residence permit was received giving us a total of 21 new residence permits and 99 total permits for 2018.

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Anna Clark, Chairperson): It is in the election procedures that return envelopes for ballots do not need to have return postage included. Please remember to add postage if you mail in election ballots.

Lake Advisory (Mike LaPlante):

- The Lake Advisory Committee, based on discussions at the Concerns/Recommendations Team (CRT) meeting on Saturday 24 November, sent out a 10 question recommendation input request. This input request was sent to the CRT and Lake Advisory Committee members. I received responses from 16 of the 31 members. The results of this request were integrated with other analysis/studies we have completed on the CRT. With this information, I developed 11 CRT Recommendations and presented them to the WPOA Trustees at the 7 January 2019 workshop. I asked the WPOA Trustees to review the recommendations and try to have a decision made by the 4 March 2019 WPOA workshop. If recommendations are approved, they must be voted on by the Trustees and added to the appropriate Lake Waynoka Rules and Regs. I.e. General Rules & Regulations, Vol 1 (yellow book) section VII. Lake, paragraph 2. Lake Boating and Fishing Guide. We'll provide more information as it becomes available.

- Our committee still 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/>

Long Range Planning Committee (Judy Yanonne/Dave Patton):

- LRPC continued their work with Paul on the budget and Reserve Assessments. Work continues on the Emergency Action Plan in the event of an internal emergency.
- We have a lot of interest in playground equipment, walking paths, and a dog park. None of these are in the budget currently but we have heard that clubs are interested in helping with these projects. We will be reaching out to the clubs in the next month.
- We will also be working on the annual report and goals for the next year.

Rules and Regulations (John Buskey): No report

Unfinished Business: None

New Business:

- Several motions were made (See Motions and Resolutions below)
- Motion #300 (see below) was opened for discussion before the vote. Mgr. Cahall explained the need for dredging at the east end of the lake. He currently has a few bids on the project. Trustee Kitchen, while in favor of dredging, expressed her concern about not allowing the Board to be involved with the contract selection. President Redick explained that dredging falls under lake upkeep within the Blue Book which does not need Board involvement and Mgr. Cahall is very experienced with all aspects of these types of contracts.
- Motion # 301 (see below) was explained before the vote. There is a wait list for the campground. The campground is currently at capacity for what the State will allow based on our number of showers and satellite restrooms. The purpose of this motion is to open up some spots for members wanting to utilize the campground.
- The motion to purchase a WRWSD Bobcat version of a UTV was discussed. The equipment will save manpower and prevent injuries by allowing one employee to remove and install grinder pumps versus the two that are currently needed to carry the heavy grinder to the truck. The UTV will not be as heavy so employees will be able to access your property near the pump and not tear up your yard.

Motions and Resolutions:

- A motion was made by Redick and seconded by Crank for a birthday party BYOB at the lounge on February 16th. A yea/nay vote was taken and the motion passed unanimously.
- Motion #298 was made by Robinson and seconded by Johnson to increase the Lake and Dam assessment from \$60 to \$70 effective membership year 2019 and continuing indefinitely. A roll call vote was taken and the motion passed with seven yeas.
- Motion #299 was made by Crank and seconded by Robinson to accept the proposed 2019 Capital Budget with \$528,000.00 in income and \$463,600.00 in expenses. The Capital Budget includes the following expenses: Roads Improvement - \$177,000.00, Campground Improvement - \$90,000.00, Improvement Assessment - \$140,000.00, and Lake and Dam Improvement - \$146,600.00. A roll call vote was taken and the motion passed with seven yeas.
- Motion #300 was made by Robinson and seconded by Redick to direct the General Manager to enter into a contract for hydraulic dredging of the east end of the lake. This project is not to exceed \$150,000 and should remove approximately 8,000 cubic yards of silt. A roll call vote was taken and the motion passed with six yeas and one abstention (Kitchen).
- Motion #301 was made by Yanonne and seconded by Robinson that only members will be permitted to rent permanent campsites in the campground and that the camper on the site must be in the member's

name. Guests will be able to rent temporary camping sites only. This will be effective starting camping season 2019. Guest campers that currently have a permanent site will be permitted to keep their current site. A roll call vote was taken and the motion passed with seven yeas.

- A motion was made by Robinson and seconded by Kitchen to allow for the exception of the WRWSD to purchase a UTV for the removal and installation of grinder pumps. A yeay/nay vote was taken and the motion passed with six yeas and one nay (Johnson).

Community Organizations:

Art Club (Sandy Beard):

- The club will be painting trash cans for the Cincinnati Zoo.
- The next Uncorked on Canvas will be in March with tickets going on sale in February.

Chapel (Valerie Bullock): Services are on Sunday beginning at 10am. Everyone is invited to attend.

Lake (Prescilla Redick): Minnows, walleye, and channel cat will be delivered the week of the 20th to replenish the lake.

Shawnee Women's Club (Sharon Woll): The club purchased a speaker system with a microphone for all clubs use. The system will be stored in the rec center and must be signed out.

WaterSports Club (Pat Raleigh):

- Trivia night was a success with 60 participants. The WaterSports Club donated \$100 and \$120 was collected at the event and given to the library. Thank you to everyone who donated.
- The New Year's Eve event was a success with 90 guests. Everyone had a great time.

Membership Compliments and Concerns:

- Charles Porter (lot # 2047) asked if the State and Federal governments have been contacted to see if the lake is in compliance with the rules and regulations. President Redick stated that all correspondence about this must be done through the Lake's attorney.
- Trustee Robinson invited everyone to the Russellville Fire Department's spaghetti dinner on February 2nd at 5:30pm. Plan to stay for cards afterwards beginning around 7pm.

Adjournment: The motion to adjourn was made by Crank and seconded by Ellis. The motion passed unanimously and the meeting was adjourned at 10:43am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary