

WPOA Board of Trustees Saturday Meeting – 7/13/19

***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 Tuesday 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 10am.

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

Roll Call: Present: Crank, Ellis, Purdin, Redick, Robinson, Taylor, Mgr. Cahall

Absent: Beard (ex.) and Johnson (unexcused)

Minutes:

- Purdin made a motion and Taylor seconded to approve the 6/8/19 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.
- Robinson motioned and Taylor seconded to amend the minutes from the May newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): None

Treasurer's Report (Vernon Taylor):

Operating funds

- The total operating income for the month of June was \$124,000.00.
- The total operating expense for the month of June was \$210,000.00 with no unexpected expenses.
- The operating fund balance at the end of June was \$791,112.62.
- The operating income for the year at the end of June as \$1,556,000.00 and that is 73% of the plan for 2019. The expected income at the end of June was 73% so the WPOA is right on budget.
- The operating expense for the year at the end of June was \$1,034,000.00 and that is 49% of the plan for 2019. The expected expense was 51% so we are 2% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in June was \$15,000.00.
- Assessment account expenditures in June totaled \$152,000.00 almost all from dredging.
- The balance of all allocated assessment accounts at the end of June was \$415,578.70.

Invested Funds

- Invested reserves at the end of June totaled \$451,047.85.
*Total cash on hand at the end of June was \$1,657,739.17.

Manager's Report (Paul Cahall):

- The big bags of silt at the end of the lake will need a few months to completely dry out and then we will start working on removing them. This project is expected to run into next year. We will continue with dirt sales because we have plenty.
- We have started dredging beginning in the cove where we left off at last year and will continue until the end of August. Our dredging project will continue for the foreseeable future.
- The major road repair and paving started but the contractor stopped for the 4th of July week so they wouldn't be in the way. They will be returning in a week or so to complete the job.
- We will be sealing and painting the parking lot in front of the recreation center. This project should only take a few days and we will do it in sections so parking will be available for those using the recreation center and pools.
- Mowing continues and we have managed to catch up from the wet June.

- This next winter is a scheduled lowering of the lake and a perfect time to do dock repair and shoreline protection. I will be doing shoreline protection inspections this summer and notifying owners is there shoreline needs work.
- A reminder to all... To enter the Recreation Center and pool areas, you must have your member card with you. Your guest(s) without cards must be escorted by someone with a valid card to enter. We hate to see the disappointment in the children's faces so make sure you have your cards before coming to the pools.
- Over the last month there have been some reports of vandalism. Remember, as members, vandalism cost you money. So if you see something, say something.
- *President Redick asked Mgr. Cahall for an update on the vandalism. Mgr. Cahall reported that, the week of July 4th, the beach, campground and rec center were vandalized. He emphasized that if you see something, say something.*
- *Mgr. Cahall spoke of the number of "scammers" coming into the lake to use our facilities. The following guidelines will now be enforced to protect our amenities and property owners. At the Rec Center: no card, no entry, no exceptions. At Security: people will no longer be admitted to "look" at real estate. A real estate agent must be with potential buyers or arrangements must be made in advance with the real estate agent to allow buyers into the community.*

Security Report for June 2019 (Chief Wallace):

Calls for Service	60	Animal Complaints	10
Arrests	3	Dog	8
Reports	4	Other (Beaver/Fowl)	2
Citations	3	Grinder Pumps	28
Warnings	9	Squad Calls	5
Security Checks	396	Fire Runs	1

Gate Counts

RFID Front- 13,427	Front Security Lane- 12,841
RFID Rear Entry- still not functioning	RFID Rear Exit- 20,932

Vehicle Information

Vehicle 1191	Fuel- 29.5 gallons	Miles Driven- 443
Vehicle 1591	Fuel- 103.4 gallons	Miles Driven- 1763

Boat Patrol: 70 hours of boat patrol were recorded for the month of June. No activity to report. Boating traffic was light due to in climate weather during the month.

Other News from Security/Police

- During June, the Lake Waynoka Police responded to a call involving a small child walking in the roadway, the child was later found inside a residence approximately ½ mile from the child's residence. An adult female was subsequently charged with a first-degree misdemeanor charge of Child Endangering. Brown County Job and Family Services were requested and they made an emergency removal of the child from its parent.
- We also assisted the Georgetown Police Department and the Aberdeen Police Department in arresting two individuals with warrants.
- Keith Thomas has been hired as a part-time marine patrol officer.
- We have been working with, IT Administrator, A.J. Hartley on building the database in the security software program to log UTV's in a similar fashion as golf carts, boats and vehicles in property owners accounts. Once the project is completed, new UTV's and currently owned

UTV's will be required to be registered at Security. A window decal with the current year will be issued after the UTV passes inspection. Decals will be \$40. This is an identical process of our current golf cart procedure.

Other Committee Reports:

Building (Pete Levermore): No variances for the month. Two new residence permits. A total of 11 permits received for the month.

2019 Building Permit Status

Permit	June	Year to Date
Residence	2	14
Dock/Boat Lift	0	5
Additions	0	4
Repair/Replace	4	12
Pool	0	0
Deck	0	3
Garage	1	5
Storage	3	10
Boat Cover	0	0
Carport	0	0
Fence	1	2
Totals:	11	55

Election Inspectors/Nominating (Margi Borgman/Dave Patton): The Election Inspectors would like to express our sincere thanks to Anna Clark for her work as Nominating Committee Chair over the past five years. She has coordinated the scheduling of the annual elections, requested, received and approved trustee applications, and assisted in all mailings and vote counting. Anna is “retiring” from this position, but has agreed to provide support through the upcoming trustee election to the new Nominating Committee Chair, Nan McHugh. Applications for the open Trustee position are available at the Administration Building. Applications must be completed and turned in to the office by 4:00 PM July 31, 2019.

- *It's never too early to begin thinking about serving your community. Applications for the Board come out in August for the three year term beginning in 2020.*
- *Applications to fill the Board vacancy until April 2020 will be accepted until 4pm on July 31st, 2019. All applications will be given to the Board after that time for them to review and select a candidate. This is not a general population election per the CODE.*

Lake Advisory (Michael LaPlante):

- Our Committee has been reviewing the Lake Waynoka Marine Policy document to understand and ensure that we have sufficient rules in place to enhance boating and lake safety. We will continue to monitor the lake activities and look for areas of improvement. If you know of an issue – please let us know.
- Our committee has another 25 fish habitats for sale. We are selling these habitats for \$25 each, or you can purchase them at the below website. We will also have these habitats for sale at Waynoka Day on 20 July. During the Waynoka day activities I will have habitats in my pickup – Just call me – I will get the habitat(s) to you.
<https://www.fishiding.com/swimmer-soft-shallow-water-lake-waynoka-fish-habitat-4-pack/>
- As always, if you see any safety concerns around any of the common area docks, please let us know. Boat Safely. Thank you.
- Michael LaPlante, Waynoka Lake Advisory Committee Co-Chair, 937-689-7604, laplantema@gmail.com

Long Range Planning Committee (Judy Yanonne):

- We are continuing investigations into a walking path including site options. Also looking at the playground situation since all the older equipment has been removed. Locations for both are being explored. Most recent survey shows that majority of those responding think it is important to have new and safer equipment available.
- If you have not signed up to have your voice heard, please call the office and give you email address. This is confidential to the committee and used only for reaching more of the citizens and their opinion. Survey has been very helpful in letting us know what the respondent's thinks. We have sent out 2 surveys to approximately 690 members each time. These are take about 2 minutes to complete and have a space for comments, please make constructive comments.
- *The Earth and Dam report is now available online at the Lake Waynoka website.*

Rules and Regulations (John Buskey):

- The Committee has been appointed: John Buskey, Co-Chair, Vernon Taylor, Board Representative & Co-Chair, John McDulin, Tim Redick, Nan Wales, Prescilla Redick, President WPOA, ex officio, Paul Cahall, General Manager, Consultant, David Wallace, Chief Ranger, Consultant.
- Agenda items for the year include reviewing the **Restrictive Deed Covenants** for potential amendments that can be voted on by the Membership after January 1, 2020. In June, Buskey met with General Manager Cahall to review the Covenants prior to the Committee beginning its work and they identified several areas the Committee might consider for amendments:
 - House cleaning: Updates to specify "Waynoka Property Owners Association, Inc." and "Waynoka Regional Water & Sewer District" in place of "Lake Waynoka, Inc." since Lake Waynoka, Inc. is no longer in business.
 - The Zoning/Building Committee has submitted requests for zoning and building changes.
 - The sanitary & water specifications need revision because the Waynoka Regional Water and Sewer District now has responsibility for these utilities.
 - The process for amending the Restrictive Covenants will be reviewed to see if it can be changed to provide for broader membership participation in the amendment process.
- The Committee may be able to meet in July to begin its work.
- Members are invited to suggest changes to the Restrictive Covenants by contacting the Committee Co-chairs. Please submit any suggestions in writing, if possible.
- *Just a reminder that a review of the Restrictive Covenants will be first on the R&R's agenda. Please make any suggestions in writing and give or email John Buskey and/or Vern Taylor. If any changes are identified, a community vote will occur in the spring or summer of 2020.*

Unfinished Business: Trustee Ellis addressed the audience to explain her position on the Code of Ethics and Confidentiality presented to the Board in May. All Board Trustees must have a duty of loyalty to the community. To protect the membership, employees, contractors, and Board members, it is important that the Board prevent unethical behaviors, such as discussion about contracts, employee conflicts, ect., and require that these discussions remain confidential. It is not an attempt of those on the Board to limit transparency contrary to popular belief. She asked Trustee Crank to read a portion of the conflict of interest statement. A *"conflict of interest"* is generally defined as a transaction in which, because the individual is, either directly or indirectly, a party to the transaction or possible beneficiary of the transaction, there is or may be a conflict between the individual's fiduciary obligations to the non-profit corporation and the individual's personal or business interests. Trustee Ellis supports the Code of Ethics

and Confidentiality Agreement and stated that it was prepared by the OLCA's attorney for use among Ohio lake communities if they wish to implement it.

New Business:

- Crank made a motion and Ellis seconded to approve the submitted WaterSports Club practice times for those participating in the annual Labor Day ski show. A yea/nay vote was taken and the motion passed unanimously.
- Terry Borgman gave Mgr. Cahall the Red Cross checklist to review the Rec Center as a temporary shelter in place.

Motions and Resolutions:

- Motion #308 was made by Taylor and seconded by Crank to approve an Inspection of Records Policy as follows: This policy is a guideline on how inspection of financial books and records under Code of Regulations, Article X, Section 2 are handled.

I. How to request inspection of records.

- A. All requests to inspect records of WPOA must be submitted in writing to the WPOA General Manager.
- B. The following must be included in the request.
 - i. Name and lot number of the member making the request.
 - ii. Contact information of the member making the request.
 - iii. Specific records to be inspected.
 - iv. Purpose of the request.
 - v. Requested timeline for inspection.
- C. Within 5 working days, the administration office will contact the member making the request with a determination on the request, estimated cost, and expected completion date.
- D. Any refusal for inspection of any record can be appealed to the WPOA Board of Trustees Executive Committee.
- E. The determination of the WPOA Board of Trustees Executive Committee is final.

II. Inspecting the requested records.

- A. The records will be inspected in the Administration Office at the agreed time.
- B. Records inspection will have the following restrictions.
 - i. Will take place during normal business hours.
 - ii. Will be done under the supervision of the WPOA Manager or their designee.
 - iii. No records shall be removed from the Administration Office.

III. Cost for records inspection.

- A. \$0.25 per page of printed material provided for inspection.

A yea/nay was taken and the motion passed with 5 yeas and 1 nay (Purdin).

- Motion #309 was made by Taylor and seconded by Crank that any changes made to a campsite (ex. Building, deck, gravel, dirt, ect.) must have an approved permit from the campground manager. These permits will be available at the campground office and free of charge. Failure to get an approved permit before making changes or going beyond the approved permit could result in a \$100.00 fine and removal of the change. This will be effective July 13, 2019. A roll call vote was taken and the motion passed with 4 yeas and 2 nays (Purdin and Robinson).

Community Organizations:

Art Club (Joanne Edwards): There was a reception for the wall quilt in the conference room. Thank you to everyone that participated.

Book Club (Carolyn Cooper): The book giveaway to children during Beach Day was a huge success. Keep those donations coming.

Campground (Ken Crank): Please be vigilant in reporting vandals. Take notice, pictures, and call Security.

Chapel (Valerie Bullock): Non-denominational services are every Sunday beginning at 10am and Bible Study is every Wednesday. Everyone is invited to attend.

Civic Club (Tony Tatman): We are designing a special Lake Waynoka 50th anniversary calendar and need your help collecting any old photos. They will be returned to you. Please contact Betty Purdin and/or Jackie Mathis if you can help in any way.

Lake (Prescilla Redick): There is a fishing tournament scheduled for July 17th and 27th.

Shawnee's Women's Club (Carolyn Cooper): Waynoka Day is July 20th. We need volunteers to help Walt with the youth fishing tournament that morning at 8am. There will be a Light Up the Lake Celebration on December 14th. More info to follow.

WaterSports Club (Vern Taylor): 2 swings will be installed soon at the beach/marina area. They are similar to the swings at Smale Park in Cincinnati. We are looking for a few more stops for the Annual Poker Run. Please see a WaterSports member if interested.

WD50s (Carolyn Cooper): We have several activities lined up in the coming months. If you would like to join, you must be a Lake Waynoka resident, female, and at least 50 years old. Please see Carolyn if interested.

Board Comments/Concerns: Trustee Robinson needs several volunteers for the youth fishing tournament on July 20th. Registration begins at 8am and fishing begins at 8:30. Please call him or someone in the Shawnee Women's Club know if you are available to help.

Membership Compliments and Concerns:

- Charles Porter (Lot #2047): Mr. Porter continues to make allegations that the WPOA is not being accurate in its financial and IRS reports. Treasurer Taylor and Mgr. Cahall dispute that claim especially with no proof to speak of.
- Ginny Tatman (Lot #2635): Believes there is no need for the Code of Ethics and Confidentiality agreement that the Board was asked to sign. Board members should be trusted to stand/serve on their own merit.
- Valerie Bullock (Lot # 2304): Ms. Bullock reported to Mgr. Cahall that only 1 dam light is working. He is aware and has reported this to maintenance. They are investigating to see if it is a Lake Waynoka light or a light owned by Duke Energy. Either way, it will be replaced soon.
- Doris Kitchen (Lot # 2844): Ms. Kitchen brought up 3 concerns. #1 – She inquired about the campground AED and if it was on its way. She also stated that she heard it will be located in the campground office. She feels it would be better served if it was easily accessible 24/7 for anyone that would need to use it. This brought up much discussion from the Board and attendees. #2 – Is there going to be a backboard for use during emergencies until paramedics can arrive? There was a Board discussion with the general consensus being that it would be a liability to the WPOA if a person without C-Spine training would attempt to use the backboard and cause further complications to the injured. #3 – She feels the marine patrol boat key should be located in a place that could make the boat of use during an emergency on the water.
- Tony Tatman (Lot #2635): Mr. Tatman questioned the Inspection of Records Policy and believes it does not go far enough into detail to state what may be grounds for a denial of record inspection. Mgr. Cahall responded that it is hard to make a list that would be all-inclusive. Each request will be individually considered and any decision can be appealed to the Board. Mr. Tatman voiced his displeasure about the comment addressed to his wife by Trustee Crank and called it inappropriate. Trustee Crank apologized
- Greg Martin (Lot # 351): Asked about the status of the restaurant. This is a great amenity for the community and he would hate to see it remain closed. Mgr. Cahall stated that the Board will be revisiting the restaurant issue during the upcoming year.
- Tom Koch (Lot #0921): Mr. Koch supports the position of keeping the AEDs under lock and key. A person must be trained to use it properly or risk further unintentional injury or death to the recipient.

- Mike Woods (Lot # 273): Mr. Woods questioned legal ramifications of allowing the Board vacancy to go unfilled. President Redick responded that the Board is following the guidelines set forth in the CODE.
- Sue Levermore (Lot #3173): Don't forget the Golf Cart Parade scheduled for August 10th. Meet at the Marina at 6:15 pm. Parade begins at 6:30 and ends at Music on the Green by the Lodge.

Adjournment: The motion to adjourn was made by Taylor and seconded by Ellis. A yea/nay vote was taken and the motion passed unanimously. The meeting was adjourned at 10:55 am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary