

WPOA Board of Trustees Saturday Meeting – 8/10/19

***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: Beard, Crank, Ellis, Johnson, Purdin, Redick, Robinson, Taylor, Mgr. Cahall

Minutes: Crank made a motion and Beard seconded to approve the 7/13/19 minutes as printed in the newsletter. A ye/a/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 July was \$127,000.00.
- The total operating expense for the month of July was \$202,000.00 with no unexpected expenses.
- The operating fund balance at the end of July was \$737,520.56.
- The operating income for the year at the end of July as \$1,681,000.00 and that is 79% of the plan for 2019. The expected income at the end of July was 79% so the WPOA is right on budget.
- The operating expense for the year at the end of July was \$1,241,000.00 and that is 59% of the plan for 2019. The expected expense was 61% so we are 2% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in July was \$14,000.00.
- Assessment account expenditures in July totaled \$50,000.00 almost all from road repair.
- The balance of all allocated assessment accounts at the end of July was \$350,415.75.

Invested Funds

- Invested reserves at the end of July totaled \$451,173.80.
*Total cash on hand at the end of July was \$1,539,110.11.

Manager's Report (Paul Cahall):

- The Dam road will be closed on August 31 from 6 pm until after the fireworks display or approximately 10 pm. Please plan accordingly.
- Dredging operations will continue until we are complete with the cove they are working on. This will enable us to start our last cove next year. Hopefully by the end of next year we will have been around the lake one time.
- There will be some road work being done this month at the front gate. This work should only take one day so watch for the changing traffic pattern during this work.
- Waynoka Day was a great success and very well attended. Thanks to all that made that day possible.
- Shoreline protection letters will be coming out this month. These letters will let you know if your shoreline may need some attention this winter. This is the year we take the lake down several feet for shoreline and dock work. Start making your plans now.
- At the Recreation Center, the indoor pool will be closed for a couple of days this month for its annual draining and cleaning. The parking lot in front of the rec center has been resealed and painted. One of the air conditioning units failed and had to be replaced.
- All major road repairs for the year have been completed and the dam lights were fixed. The maintenance department has delivered over 270 cubic yards of dirt to our members.

Security Report for July 2019 (Chief Wallace):

Calls for Service	91	Animal Complaints	7
Arrests	1	Dog	6
Reports	11	Other (Beaver/Fowl)	1
Citations	4	Grinder Pumps	20
Warnings	11	Squad Calls	3
Security Checks	371	Fire Runs	2

Gate Counts

RFID Front- 14,121	Front Security Lane- 12,927
RFID Rear Entry- still not functioning	RFID Rear Exit- 22,024

Vehicle Information

Vehicle 1191	Fuel- 14.3 gallons	Miles Driven- 263
Vehicle 1591	Fuel- 126.2 gallons	Miles Driven- 1799

140 hours of Marine Patrol was conducted during the Month of July. They issued 10 warnings for “No Wake” violations, refueling at the gas pump with people on tubes, required lights violations and fishing with cast nets. Other activities included responding to 8 environmental complaints, 3 tow requests and assisted with helping property owners launch their boats. They conducted patrols of the Marina during a concert on the point and conducted WPOA decal compliance and provided a list of expired decals on vessels.

Other News from Security/Police

During the July, the Lake Waynoka Police cited an individual for possession of marijuana and drug paraphernalia. Another individual is being investigated for drug possession and we are currently waiting for lab results from the Ohio BCI&I laboratory. Charges will be filed once the lab results are obtained. Special thanks to Sgt. George Baker with the Mt. Orab Police Department who donated his free time to conduct a Use of Force training update with us. Thank you, Sgt. Baker!

We accepted the resignation of Security Gate Guard Nikki Stone and welcomed new Gate Guard Wanda Grant.

Other Committee Reports:

Building (Pete Levermore): No variances for the month. Only 3 permits received for the month.

2019 Building Permit Status

Permit	July	Year to Date
Residence	1	15
Dock/Boat Lift	0	5
Additions	1	5
Repair/Replace	0	12
Pool	0	0
Deck	1	4
Garage	0	5
Storage	0	10
Boat Cover	0	0
Carport	0	0
Fence	0	2
Totals:	3	58

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh): The Nominating Committee announces that the candidate applications for WPOA and WRWSD Board elections are available in the Administration Office and on the Lake Waynoka website. These positions are for 3 year

terms. Applications must be completed and returned to the Administration Office by the deadline of Monday, September 30, 2019, by 4 pm. Please submit a passport quality photo and a paragraph of 150 words or less summarizing your qualifications and reasons for wanting to serve with your application. *The election timeline was submitted to the Board at the monthly workshop and will be voted on at the September meeting. The meet and greet for applicants will be after the October WPOA meeting pending approval.*

Lake Advisory (Michael LaPlante):

- Our Committee continues to review the Lake Waynoka Marine Policy document and monitor boating activities. At the July WPOA workshop, our committee asked for the opportunity to review the Marine Patrol end of day reports. The WPOA President and the lake manager said they would review the Security and Marine Patrol report process and see what would be appropriate for a Lake Advisory Committee representative to review. We are looking for ways to ensure that rules are being followed and violators are held responsibility.
- Notice to Fishermen – please be respectful when fishing around docks, boats and personal floatation equipment. We have received a couple of reports where fishing lures have bounced off docks and boats. We have also received reports that boat mooring covers have been “hooked” while trying to fish, as close as possible, to a dock or boat. We all know that big bass is under one of those docks, but be considerate and keep your lures of other people’s property. We are monitoring this issue for further information and action. If you know something – say something.
- Our committee still has 18 fish habitats for sale. We are selling these habitats for \$25 each, or you can purchase them at the below website. Call me if you want to buy a habitat.

<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

Long Range Planning (Judy Yannone): I would like to submit a final monthly report/statement. I need your approval. In the last year, there have been many accomplishments on the LRPC. We have initiated Survey Monkey and there has been a good response (27-28%). We are asking the Board for guidance for topics that they would like us to explore, ie. funding improvements, what the Board’s vision is for the next 10 years, and how the Board will react to the data that is collected. We are continuing to explore and develop a plan for a walking path integrated into our current recreation area and looking at options on the playground area, ie. replacing, expanding or making what we have safer for children. After 5 years on the Long Range team, I have stepped down to pursue what I feel is God calling me to do his work. I wish the remaining members the best and will help make the transition as easy as possible.

The Chair of the LRPC has resigned. Anyone interested in Chairing the LRPC with Co-Chair Beard is encouraged to reach out to Prescilla Redick and/or Charlie Beard. Responsibilities would be running the committee meetings, writing reports, and research. Co-Chair Beard asks everyone to let the committee know your thoughts on what you would like the committee to work on by signing up for Survey Monkey emails at the office. The surveys are anonymous. Only the WPOA office will have access to the lot number associated with the survey and it will not be shared with anyone.

Rules and Regulations (John Buskey): The Committee met in July to begin its work on the Restrictive Covenants. Members are invited to suggest changes to the Restrictive Covenants by contacting the Committee Co-chairs. Please submit any suggestions in writing if possible.

Unfinished Business:

- President Redick presented an extremely large stack of records that were requested by an individual who has yet to pick it up and is not the first time this has happened. This is part of the reason why the Inspection of Records Policy was passed last month. It took 12 hours for our staff to complete and took them away from other projects.
- Lake Waynoka was approached to offer massage therapy. The room in the Rec Center, off the basketball court, was viewed to be an option that provides privacy and close proximity to the locker rooms for changing and showering. Trustee Purdin was offended by an email that insinuated that kickbacks were involved. All proceeds that Lake Waynoka receives from the

massages will go directly to the WPOA. Many voiced their displeasure as this area has been viewed as a kitchen even though it lacks standard kitchen equipment such as a stove. President Redick shared that the ladies will bring their own massage equipment with them and take it with them when they leave for the day. They will not store anything there or bother anything in the cabinets. The Board has priority for any events scheduled that need the room for use. Mgr. Cahall is contacting the Brown County Board of Health to make sure use of the room is permissible. Trustees Ellis, Robinson, and Taylor viewed this as a beneficial amenity to offer the community and guests that inquire about becoming property owners. *Please see Motions & Resolutions below.*

New Business:

- A Pickleball Tournament is scheduled and they requested an open gate for the day. Purdin motioned and Taylor seconded to approve the request. A yea/nay vote was taken and the motion passed unanimously.
- Two BYOBs were requested. One was for the water aerobics group on August 30th at the Lodge and the other was for a standing BYOB at the Lodge for Music on the Green in the event of inclement weather and the event is moved indoors. A motion was made by Crank and seconded by Taylor to approve the requests. A yea/nay vote was taken and the motion passed unanimously.
- President Redick thanked Margi Borgman for her many long hard hours organizing Waynoka Day on behalf of the Shawnee Women's Club. The torch is being passed to Carolyn Cooper of the Book Club for organizing next year's festivities.
- A lawsuit from a property owner has been filed against the WPOA. Attorney representation for this lawsuit include John Jolley, Aaron Glasgow and Felix Gora.

Motions and Resolutions: A motion was made by Robinson and seconded by Taylor to allow massage therapy to be offered to residents and visitors. A yea/nay vote was taken and the motion passed unanimously but is contingent on the Board of Health approval.

Community Organizations:

Art Club (Joanne Edwards): The club is on hiatus until their first meeting on September 16th which will include a guest artist from Georgetown. Everyone is welcome.

Book Club (Joy Ackley): Thank you to everyone for their help and donations in keeping the area in the Lodge organized for those borrowing items.

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

Civic Club (Ginny Tatman): The next meeting is 7pm. Aug. 27th at the Lodge. Everyone is welcome. The club is putting together the yearly calendar and asks that all clubs submit scheduled events so they can be included on the calendar. Email to civicclub@lakewaynoka.com or call the Tatmans.

Shawnee's Women's Club (Sharon Woll): Thank you to all the Lake Waynoka Day volunteers. There is a garage sale on August 24th from 12-6. All proceeds go to the Labor Day weekend Fireworks Fund. Donations are welcome except for clothing.

WaterSports Club (Susan Byrd): Thank you for supporting the annual Poker Run. We have been able to use the funds for upgrading the picnic tables at the beach and purchasing 2 swings for use near the beach are. Contact Steve Johnson if you are interested in participating in the annual Labor Day weekend ski show. On Sept. 7th at 9:30am, the club will be hosting a fishing outing for the Joseph House Veterans who are battling addictions.

Board Comments/Concerns: None

Membership Compliments and Concerns:

- Charles Porter (2047): Asked if Lake Waynoka is a non-profit or for profit corporation. Mgr. Cahall stated that it is not designed to make a profit but we pay taxes based on a for profit corporation.

- Doris Kitchen (2844): Announced that she filed the lawsuit against the WPOA and specific members of the Board past and present about her removal from the Board.
- Valerie Bullock (2034): Stressed that the CODE should be followed or not. You can't pick and choose which regulations to follow especially concerning Board removal, vacancy, and reappointment.

Executive Session: A motion was made by Taylor and seconded by Beard to move into Executive Session at 10:37. The Election Committee was asked to join the Board in the Conference room. At 10:46, a motion was made by Crank and seconded by Taylor to exit Executive Session.

- Margi Borgman of the Election Committee confirmed that, contrary to popular belief, Judy Yannone was never offered the Board vacancy position. The CODE states that it takes a two-thirds majority vote from Board members to remove someone from the Board and that this rule was followed.
- Dave Patton of the Election Committee announced that the Election Committee accepted 3 applicants for the Board vacancy which were John McDulin, Steve VonWahlde, and John Sharp. The Board interviewed the 3 applicants after the Monday night workshop meeting. The Board took a vote on the 3 applicants in the Executive Session. According to the CODE, a majority of two-thirds of the Board members must be in agreement to fill a vacancy from any applicant. Mr. Patton stated that this requirement was met and he introduced John McDulin as the candidate elected to fill the vacancy for the remainder of its term. John McDulin was then sworn in by Dave Patton.

Before the adjournment, Trustee Ellis commended President Redick for being our Board President, her hard work, fairness, honesty and transparency through this process. Trustee Robinson urged everyone to support one another and bring the community together.

Adjournment: The motion to adjourn was made by McDulin and seconded by Ellis. A yea/nay vote was taken and the motion passed unanimously. The meeting was adjourned at 10:53am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary