

WPOA Board of Trustees Saturday Meeting – 11/9/19

***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, McDulin, Purdin, Redick, Robinson, Taylor, Mgr. Cahall

Minutes: Taylor made a motion and McDulin seconded to approve the 10/12/19 minutes as printed in the newsletter. *It was noted that an error in the newsletter be corrected as follows: Lake Waynoka Drive which is projected to cost 1.2 million dollars should be changed to 1.9 million dollars.* A yea/nay vote was taken and the motion passed unanimously as amended.

President's Report (Prescilla Redick): President Redick welcomed Betty Purdin back from an illness. Redick also wished everyone a Happy Thanksgiving. She then introduced Lori Wallace, a Nurse Practitioner, from the Adams County Regional Medical Center (ACRMC). Ms. Wallace reported that there are now two Family Practices close to Lake Waynoka. One is in Georgetown and the other is in Winchester. They are taking new patients and also do walk-ins. ACRMC now offers a full array of services. If you need to have tests or to see specialists, please consider ACRMC. They are 15-20 minutes down St. Rt. 32 which makes it convenient for members.

Treasurer's Report (Vernon Taylor):

Operating funds

- The total operating income for the month of October was \$121,000.00.
- The total operating expense for the month of October was \$144,000.00 with no unexpected expenses.
- The operating fund balance at the end of October was \$520,278.88.
- The operating income for the year at the end of October as \$1,973,000.00 and that is 92% of the plan for 2019. The expected income at the end of October was 92% so we are 1% under budget.
- The operating expense for the year at the end of October was \$1,747,000.00 and that is 83% of the plan for 2019. The expected expense was 86% so we are 3% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in October was \$14,000.00.
- Assessment account expenditures in October totaled \$7,000.00.
- The balance of all allocated assessment accounts at the end of October was \$293,141.18.

Invested Funds

- Invested reserves at the end of October totaled \$451,819.48.
- *Total cash on hand at the end of October was \$1,265,239.54.

Manager's Report (Paul Cahall):

- Reminder that the Administration Office will be moving to winter hours on November 1st until March 1st. The office will be open Monday through Friday 8 am to 4 pm, closed Saturday and Sunday.
- Don't forget that we intend to lower the lake between 5 and 7 feet this year starting sometime this month so don't forget to get your boat out of the water. Mother Nature will dictate when that starts and how low we can take the lake down. The plan is to open the valve about 15 November and close it around 15 Feb. Any boats left in the lake will be removed at the owner's expense.
- The official emblem for the 50th anniversary has been chosen and you will start seeing the employee's wearing it around the first of the year. The WPOA will be offering two styles of sweatshirts and one T-shirt for sale. An order form will be available at the office and Recreation

Center. We will also include one in the newsletter and on the web site. Fill out the form and bring it along with your payment to the administration office.

- The Finance Committee has presented the proposed budget to the Board of Trustees. We expect to pass the 2020 budget in December.
- The Long Range Planning Committee will be meeting this month to make their recommendations to the board on the Capital plan for 2020. We expect this to be presented to the board in December and approved in January.
- Maintenance installed 2 new swings at the beach donated by the WaterSports Club. They continue to work at moving the dirt from the east end of the lake. It is not to late if you would like some to get it delivered just contact admin.
- Campground and beach bath house have been closed for the winter along with the rec area bathrooms.
- Mowing for the year has been completed and maintenance has gotten started on the long list of winter projects such as tree removals and dock upgrades.
- The dam and spillway were recently inspected by Buckeye Engineering, an OLCA member, and they have presented several suggestions to the board for preventative maintenance actions to be completed over the next couple of years.

Security Report for October 2019 (Chief Wallace):

Calls for Service	39	Animal Complaints	6
Arrests	1	Dog	6
Reports	4	Other (Beaver/Fowl)	0
Citations	4	Grinder Pumps	11
Warnings	4	Squad Calls	2
Security Checks	496	Fire Runs	0

A new RFID reader/transmitter was replaced at the front entrance RFID gate.

Gate Counts

RFID Front- 12,986	Front Security Lane- 10,821
RFID Rear Entry- still not functioning	RFID Rear Exit- 18,524

Vehicle 1591 has an oil change and tire rotation performed.

Vehicle Information

Vehicle 1191	Fuel- 29.5 gallons	Miles Driven- 387
Vehicle 1591	Fuel- 90.5 gallons	Miles Driven- 1565

Marine Patrol

Below are the totals for the entire 2019 Marine Patrol Season which was from May-September. Marine Patrol has ceased for 2019. Many compliments were received this year from the citizens about our increased patrol, hours of patrol and the officers performing the patrols. Patrol hours increased 63% from 2018. *512 Patrol Hours; 64 Warnings Issued; 10 Towed Vessels; 14 Environmental Complaints; 12 Decal Violations*

Other News from Security/Police

During the Month of October, a subject was arrested on an outstanding warrant through Mt. Orab Police Department. Another individual was charged with driving under suspension. Citations were also issued to individuals for speeding after reports of their respective driving were called into the Security Office. Police Officers were able to identify the vehicles reported and their daily route(s) and cited the drivers for their violation(s) when observed.

Special thanks to Gate Guard Millisor, Gate Guard Barge and Gate Guard Grant 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 are working on plans to streamline entry into the community for the event for next year. *The flags are at half-mast in honor of Jorge Del Rio, the Dayton Police Officer killed in the line of duty, per the Governor's order.*

Other Committee Reports:

Building (Pete Levermore): A number of variances were requested, primarily for shoreline dig outs for boat docks, and one for the height of a proposed detached garage. They will be discussed/reviewed by the Board at the November WPOA meeting. Below is a breakdown of the permits.

2019 Building Permit Status

Permit	October	Year to Date
Residence	4	23
Dock/Boat Lift	5	12
Additions	0	7
Repair/Replace	1	18
Pool	0	0
Deck	0	6
Garage	1	9
Storage	0	12
Boat Cover	0	0
Carport	0	0
Fence	0	3
Totals:	11	90

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh): WPOA and WRWSD Trustee ballots were mailed on October 24th. Thank you to the many people who volunteered their time to assemble all the information. Ballots MUST be received by 4pm in the WPOA Office on December 2nd whether mailed or dropped off. Some residents received an unsigned mailing a few days after the ballots were mailed. The Election Inspectors were troubled by this mailing because in the return stamp area stated Lake Waynoka Election Information. A disclaimer was posted immediately on the Lake Waynoka website and Facebook stating that this did not come from the Election Inspectors or the Nominating Chair. *Trustee Taylor called the mailing gutter politics. Two other mailings have been received by property owners. The Board was elected by voters and this group talks about transparency of the Board yet are not transparent of who they are. Our community doesn't need these type of special interest groups. It is distasteful. Community unity will never happen if these groups keep fracturing progress that is made. Trustee Robinson voiced his concern. He received a letter in the mail also. He states part of it is true and part of it is BS. He advocates for names being put in the mailing so we can argue the fact.*

Lake Advisory (Michael LaPlante): Our Committee has conducted an inspection of public docks and lake access area. We will submit recommendations for lake maintenance personnel's' attention over the winter. If you see areas that need work – please let our committee know. Second Notice: Property owners and landscapers are reminded to NOT blow leaves/grass clippings into the lake. Mother Nature puts enough debris in our lake. However, adding to her deposit by blowing leaves into the lake results in sedimentation issues and water quality deterioration. Rotting leaves in the lake also depletes the oxygen level which affect fish & animals who live in that habitat. Please help keep our lake clean. Our committee still has 17 fish habitats for sale. The lake will be lowered 5 to 7 feet beginning in November. It is a perfect time to get those habitats and put them under your docks while the lake is down. We are selling these habitats for \$25 each. Call me if you want to buy a habitat. While the lake is lower, it is a perfect time to check you dock structure and make necessary repairs. Don't forget to check any electrical lines and equipment on and around your docks and lifts.

Long Range Planning:

Rules and Regulations (John Buskey): The committee met in October to work on the Restrictive Covenants and the decorum issue for the General Rules & Regulations, Volume 1, as requested by the Board. They have considered suggestions from the community and hope to have the covenants presented to the Board in early January.

Unfinished Business: None

New Business:

- Several variance requests were addressed and are as follows: 1) Lot #2823 requested a dock 4' long x 12' wide dig out, 3' deep to accommodate a single 24' long boat slip (5.33 cubic yards). A motion was made by McDulin and seconded by Robinson to approve the request. A ye/nay vote was taken and the motion passed. 2) Lot #2630 requested a dock dig out for two boat slips (12' wide each). Dig outs are irregular in shape due to contour of existing shoreline, but basically are triangular. Maximum of 6 ½' long into the shoreline and minimum of 3' long (approx. 8 cubic yards). A motion was made by Beard and seconded by Taylor to approve the request. A ye/nay vote was taken and the motion passed. 3) Lot #322, 323 requested a dock 4' long x 12' wide dig out, 3' deep to accommodate a single 24' long boat slip (5.33 cubic yards). A motion was made by Taylor and seconded by Ellis to approve the request. A ye/nay vote was taken and the motion passed. 4) Lot #2062, 2063, 2064 requested a detached garage (32' x 40' to be 22' tall at roof peak. (Current requirements allow for 20' maximum height). A motion was made by McDulin and seconded by Taylor to approve the request. A ye/nay vote was taken and the motion failed.
- Mgr. Cahall introduced the new 50th anniversary apparel. Sweatshirt is \$35, zip-up sweat jacket is \$45 and a t-shirt is \$15. 2XL is available at an additional \$2 charge. Order forms are available with prices, sizes, ect. at the WPOA Office, on Facebook and on the Lake Waynoka website. Payment is due when ordering and you will be notified when they come in.
- Two BYOBs were requested. One for a birthday party at the Lodge and one for Uncorked on Canvas at the Lodge. A motion was made by Beard and seconded by Purdin to approve the request. A ye/nay vote was taken and the motion passed unanimously.
- Motion #314 (*see below under Motions & Resolutions*) was discussed. An Engineer came in to inspect some weepage in the weir wall. While he was here, he inspected the dam and gave a list of suggestions and priorities. He suggested having the bridge inspected first to determine a maximum load rating which will be reported to the State of Ohio to go on their informational areas. This is the first step in a number of things he wanted us to look into.

Motions and Resolutions: Motion #314 was made by Purdin and seconded by Taylor to authorize the expenditure of not more than \$8,000.00 from the Road Capital account for a bridge and load rating inspections on the bridge over the spillway at the main dam. A roll call vote was taken and the motion passed unanimously.

Community Organizations:

Art Club (Joanne Edwards): Uncorked on Canvas is November 16th and is sold out. Chalkfest in October was a great success. Thank you to Carol, Sandy and Maureen for helping out. Monday, December 16th at 6:30 in the Lodge is the Art Club Christmas party. If you would like to come, please bring a snack to share, BYOB and a glass to paint. November 18th at 6:30 in the Lodge is the next Art Club meeting.

Book Club: Thank you to everyone who has submitted recipes for the 50th anniversary cookbook. Eileen is doing the custom cover for the cookbook. Keep those recipes coming. Pre-sales are happening so see someone in the Book Club if you'd like to order one. The cost is \$15. You can also support by becoming a patron (\$15), in memory of (\$20) or be a corporate sponsor (\$25).

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 (Ginny Tatman): On hiatus until the 4th Tuesday in March. Apparel, calendars and accessories are for sale. Bingo will be coming back beginning the second Saturday of January.

Lake (Frank Sizemore): Beginning the week of November 18th, we are going to stock some fish in the lake. This year will be large mouth bass, fat head minnows and golden shiners. Meetings are on hiatus and will resume in March.

Shawnee's Women's Club (Sharon Woll): Thank you to everyone that participated in the Holiday Extravaganza. Judy Yanonne and the committee did a wonderful job. Note cards are for sales that have pictures from around the lake. They are \$1 ea. or 6/\$5. Light up the lake will be on

December 14th. If you plan to participate and have your home judged, contact Nan McHugh before December 1st to get your name on the list. There will be a parade around the lake to look at homes. There will also be Christmas Carols and cookies. The event is free of charge.

WaterSports Club (Charlie Beard): Free meal for Veterans at the Lounge on Veteran's Day.

Board Comments/Concerns:

- Executive Committee meeting following WPOA meeting in the conference room.
- Trustee Purdin reminded everyone that the Potluck dinner is 6pm, November 19th at the Lodge. There will be turkey, dressing and all the fixings.

Membership Compliments and Concerns:

- Valerie Bullock thanked everyone and the various clubs for all the contributions, including the dinner and auction, to the Needy Kids Christmas Fund. Shopping will begin November 14th. If you are interested in being a shopper, please see Val.
- Terry Borgman compared the Long Range Planning Committee goals from 2018-2019. He complimented the WPOA Manager and the Board for accomplishing 98% of the goals that they said they would do in 2019. The LRPC is going to look at 1, 5 and 30 year plans and hold the Board accountable for things they say they will do in the future.

Adjournment: The motion to adjourn was made by Taylor and seconded by Beard. A yea/nay vote was taken and the motion passed unanimously. The meeting was adjourned at 10:40am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary