

WPOA Board of Trustees Saturday Meeting – 6/13/20

***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.*

****Due to the Governor's recommendation of no more than 10 people at a public gathering, the WPOA Board held its regular meeting on June 13th closed to the public. Social distancing was observed. Hopefully, we will see more positive guidance for the July meeting.****

President Charlie Beard called the meeting to order at 11:06am.

Roll Call: Present: Beard, Ellis, Taylor, Crank, Redick, Holt, Purdin, Raleigh, VonWahlde, Mgr. Cahall

Minutes:

- Taylor made a motion and Purdin seconded to approve the 5/9/20 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.
- Taylor made a motion and Holt seconded to approve the 5/22/20 Special Meeting minutes as emailed. A yea/nay vote was taken and the motion passed unanimously.
- Taylor made a motion and VonWahlde seconded to approve the 4/18/20 WPOA Annual meeting minutes as emailed. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): None

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of May was \$240,000.00.
- The total operating expense for the month of May was \$144,000.00 with no unexpected expenses.
- The operating fund balance at the end of May was \$936,845.82.
- The operating income for the year at the end of May was \$1,381,000.00 and that is 63% of the plan for 2020. The expected income at the end of May was 65% so the WPOA is 3% under budget.
- The operating expense for the year at the end of May was \$772,000.00 and that is 36% of the plan for 2020. The expected expense was 39% so we are 3% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in May was \$38,000.00.
- Assessment account expenditures in May totaled \$4,800.00.
- The balance of all allocated assessment accounts at the end of May was \$652,146.46.

Invested Funds

- Invested reserves at the end of May totaled \$480,406.58.
 - ❖ Total cash on hand at the end of May was \$2,069,398.86.

Manager's Report (Paul Cahall):

- At the time of writing this report, we are still in a “stay at home” order from the Governor. The future opening and expanding of association amenities are restricted by those orders. We will expand the use of our amenities when the restrictions are loosened up.
- I have gotten many questions about why we are not allowing guest to pay to come into the Recreation Center and pools. This is twofold. One, the state is requiring us to track everyone that comes in the facility for tracing purposes. This is easily accomplished by scanning your member or guest green card. Daily guest would have to be tracked on paper. Also, since we are limited on the number of people, we do not want to have to turn away a due paying member because we have too many guests that are using the facility. The black punch cards and red rec center cards

will be extended one year since we are not allowing their use at this time. This way those who purchased them will not lose their investment without a chance to use them.

- Watch the Web Site and Facebook for updates concerning WPOA sponsored and club sponsored events. As these events change or are canceled, this is where we will make those announcements. We are in constant contact with the Brown County Health Department for updates on what we can and cannot do.
- Paving and road repair has started for the season and should be completed by the end of June. We are budgeted \$200,000 for paving and repair.
- *The lawsuit filed in Brown County Common Pleas Court. We are currently in negotiations about a possible settlement with a trial date of 1 February 2021. The lawsuit filed in federal court has been put on hold pending the outcome of the criminal case in Brown County Municipal Court.*

Security Report for May 2020 (Chief Wallace):

Calls for Service	48	Animal Complaints	6
Arrests	0	Dog	6
Reports	4	Other (Beaver/Fowl)	0
Citations	2	Grinder Pumps	21
Warnings	7	Squad Calls	5
Security Checks	194	Fire Runs	1

Gate Counts

RFID Front- 14,582	Front Security Lane- 11,369
RFID Rear Entry- Not working	RFID Rear Exit- 19,125

Vehicle Information

Vehicle 1191	Fuel- 23.4 gallons	Miles Driven- 190
Vehicle 1592	Fuel – 26.6 gallons	Miles Driven - 399
Vehicle 1591	Fuel- 65.5 gallons	Miles Driven- 1579

Marine Patrol

Marine patrol resumed normal operations on 5/23/2020 with both marine patrol security officers returning from last year. 87 hours of patrol were conducted between 5-23-2020 and 5-31-2020. They received 5 calls for service and issued the following warnings: 4- skiing direction, 25- expired decal, 15- no wake, 2- boats parked at wrong dock, 1- overloaded boat. They also located and returned a lost kayak.

Other News from Security/Police

In Police News: Officers responded to 48 calls for service last month, calls included 2 traffic crashes, 4 domestic disputes, 1 theft, 2 traffic citations were issued.

All WPOA decals expire 5/1 every year, this includes boats, golf carts, UTV's, and vehicles (cars/trucks). Please renew your decals at the security office if they are expired.

The Ohio EPA Spring Burn Ban has been lifted. Property Owners are still required to notify the Security Office when they conduct an open burn.

Complaints have been received in reference to golf carts being driven by juveniles and open alcoholic beverages being consumed while operating golf carts. Both issues are violations of the Ohio Revised Code and may be prosecuted through the Brown County Municipal Court as misdemeanor offenses.

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh): No variances this month.

Permit	May	Year to Date
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Residence	2	8
Dock/Boat Lift	1	17
Additions	2	2
Repair/Replace	5	11
Pool	0	0
Deck	2	3
Garage	2	5
Storage	4	5
Boat Cover	0	0
Carport	0	0
Fence	2	8
Totals:	20	59

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson):

Lake Advisory (Todd Holt/Jeff Huseman):

Long Range Planning Committee (Terry Borgman/Steve VonWahlde):

Rules and Regulations (John Buskey/John Barton/Jenny Ellis): In April, the WPOA Administration tried to secure a loan through the Coronavirus Payroll Protection Plan but it was turned down by a bank because the Association does not have stated eligibility to borrow money. Subsequently, the R&R Committee was asked to develop language that would permit the Board to borrow money under certain conditions. After discussions with the Association's attorney, it was determined that such language should be placed in the Restrictive Deed Covenants. The Committee chairs met with the Board of Trustees in a Special Board meeting on Friday, May 22nd to discuss the topic and the Board unanimously approved a set of basic principles to allow the Board to borrow money with specific limitations. That information was forwarded to our attorney, Mr. Jolly, and he was asked to develop specific language for the Covenants. We are awaiting his response. His response will be shared with the R&R Committee and the Board as soon as received. In May, the Board asked the Committee to investigate tightening and expanding the rules on cleaning up property around the lake. The Committee met on June 12th and had a preliminary discussion regarding the existing authority to regulate, possible required changes and some issues regarding enforcement. The Committee expects it will take several weeks to deliver its preliminary conclusions.

Unfinished Business: None

New Business: Discussion began about replacing the docks at the Marina.

Motions and Resolutions: None

Community Organizations: None. *See newsletter for updates.*

Board Concerns: None

Membership Compliments and Concerns: None

Adjournment: The motion to adjourn was made by Taylor and seconded by Taylor. The motion passed unanimously and the meeting was adjourned at 11:30am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary