

WPOA Board of Trustees Saturday Meeting – 7/11/20

****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 July 11th closed to the public. Social distancing was observed. Hopefully, we will see more positive guidance for the August meeting. Property Owners that have an item of concern may contact President Charlie Beard at beard@lakewaynoka.com****

President Charlie Beard called the meeting to order at 10:00am.

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

Minutes: VonWahlde made a motion and Purdin seconded to approve the 6/13/20 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

- President Beard introduced Terry Borgman and Greg Stover from the Long Range Planning Committee. They presented a detailed facilities charter to the Board for guidance and approval concerning the lodge, restaurant, kitchen, and lounge. The goal is to keep the facilities functional for the next 30 years by looking at remodeling or replacing the structures. *Please see the newsletter for further information that Mr. Borgman and Mr. Stover presented.*
- President Beard introduced John Buskey and John Barton from the Rules and Regulations Committee. They presented a timeline for membership voting on the Restrictive Covenants. Upon approval, a FAQ and the proposed amendments to the WPOA Restrictive Covenants will be posted on the Lake Waynoka website for members to read. In addition, printed copies will be available at the WPOA office. Discussion amongst the Board included how to receive community feedback via way of Facebook, Zoom and email in lieu of community town halls due to Covid-19 restrictions, the need to continue the vote to a two day schedule for social distancing purposes and the safety of our members, the process that the Election Committee will need to implement to make sure no member votes twice and the need to insure that the vote is conducted while campers are on site since it is an in person election. *Please see Motions and Resolutions below.*

President's Report (Charlie Beard): President Beard provided a 6 part list of the WPOA Board of Trustees Priorities for the year 2020-2021 and it is as follows:

1. Pass the Restrictive Covenants recommendations in order to promote our future financial stability and organizational structure to facilitate community growth.
2. Define the functions of a future lodge building and either re-model the current building or construct a new building that supports community activities. LRPC will oversee this project.
3. Continue to improve communication and transparency with all members of the community.
4. Implement a new Waynoka management system so that all payments can be made online.
5. Continue to examine the building code to update the best building practices for the community. (refer to Building and Lands Committee)
6. Examine the boat congestion on the lake. (Refer to Lake Advisory Committee)

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of June was \$131,000.00.
- The total operating expense for the month of June was \$150,000.00 with no unexpected expenses.
- The operating fund balance at the end of June was \$1,152,967.77.
- The operating income for the year at the end of June was \$1,513,000.00 and that is 69% of the plan for 2020. The expected income at the end of June was 73% so the WPOA is 4% under budget.

- The operating expense for the year at the end of June was \$928,000.00 and that is 43% of the plan for 2020. The expected expense was 50% so we are 7% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in June was \$33,000.00.
- Assessment account expenditures in June totaled \$34,000.00 mostly for a trac hoe replacement.
- The balance of all allocated assessment accounts at the end of June was \$648,856.75.

Invested Funds

- Invested reserves at the end of June totaled \$482,681.03.
 - ❖ Total cash on hand at the end of June was \$2,284,505.55.

The WPOA and WRWSD finance committees met to discuss the federal PPP loan.

Manager’s Report (Paul Cahall):

- At the time of writing this report, there have been no changes to the COVID-19 restrictions that we are operating under here at the lake. On the one hand, this is good since all of our amenities are open for the use of our members. On the other hand, we cannot expand our amenities any further than where they are today for example music on the green and guests at the recreation center. There have been many club and association activities that had to be canceled this year.
- I would like to take this opportunity to thank Gina Dash, our events coordinator, and Judy Levermore for putting together the 50th Anniversary Scavenger Hunt. Too many of the fun activities that Gina planned for this summer got canceled due COVID 19. She came up with this family fun, COVID safe activity to replace some of the canceled ones. Everyone I have talked to who participated had a great time trying to find all 50 locations. She is already working on a new scavenger hunt for next season making this an annual event.
- 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.
- Maintenance has found and purchased a replacement Trac Hoe for the dredging program. We are getting a late start on dredging this year. We will still dredge for the same number of scheduled weeks probably running into October.
- All paving is complete for the year but we have a few miles of chip and seal that well likely be done in late August.
- *There have been several requests to stream the closed WPOA monthly meetings online. Mgr. Cahall received some clarification from an OLCA meeting and Lake Attorney John Jolly. They do not recommend streaming the meetings because they can be recorded and altered. The minutes are considered the official record. The Board discussed the information that Mgr. Cahall provided and decided against streaming the meetings. Currently, we are waiting for the Governor to lift the restrictions and there was discussion to hold an August semi-open meeting in the Rec Center with social distancing. Please look for updated information on Facebook and the Lake Waynoka website concerning August’s meeting.*
- *Mgr. Cahall stated that the Restaurant poolside window is planned to open this week with the carryout and dine in portion to open the following week. They have been hard at work getting set-up due to Covid regulations and remodeling with new furniture and equipment. Treasurer Taylor asked Mgr. Cahall to make sure all of our equipment and tables are properly stored in case they are needed at a later time.*

Security Report for June 2020 (Chief Wallace):

Calls for Service	68	Animal Complaints	3
Arrests	0	Dog	3
Reports	2	Other (Beaver/Fowl)	0
Citations	3	Grinder Pumps	12
Warnings	13	Squad Calls	9

Security Checks	226	Fire Runs	2
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Gate Counts

RFID Front- 15,004	Front Security Lane- 13,257
RFID Rear Entry- Not working	RFID Rear Exit- 21,367

Vehicle Information

Vehicle 1191	Fuel- 20.6 gallons	Miles Driven- 239
Vehicle 1592	Fuel – 36 gallons	Miles Driven - 553
Vehicle 1591	Fuel- 104.5 gallons	Miles Driven- 1871

Marine Patrol

Marine patrol conducted 127 hours of patrol. They received 6 calls for service and issued 44 warnings for the following violations: expired decals, no wake violations, no navigation lights, towing skiers/tubes wrong direction.

Other News from Security/Police

In Police News: Officers responded to 68 calls for service last month, calls included 7- 911 hang ups, 2 domestic disputes, 1 theft, 3 traffic citations were issued.

Police officers from this agency assisted the Brown County Sheriff’s Office with an active shooter/shots fired call in the Village of Russellville.

13 letters were sent out in reference to golf cart decals that had expired. 7 have complied and obtained their new decals. 6 will receive citations if they do not become compliant.

Other Committee Reports:

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

Permit	May	Year to Date
Residence	6	14
Dock/Boat Lift	1	18
Additions	1	3
Repair/Replace	1	12
Pool	1	1
Deck	1	4
Garage	0	5
Storage	2	7
Boat Cover	0	0
Carport	0	0
Fence	3	11
Misc	1	1
Totals:	17	76

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): No report

Lake Advisory (Todd Holt/Jeff Huseman): No report

Long Range Planning Committee (Terry Borgman/Steve VonWahlde): No report

Rules and Regulations (John Buskey/John Barton/Jenny Ellis): No report

Unfinished Business: None

New Business:

- Treasurer Taylor asked that the Little Turtle boat dock parking limits be looked at in the future. There are many boats parked there on a full-time basis which makes it hard for other boaters to park if they’d like to use the facilities. Vice President Ellis expressed her concern that there are

not enough rental docks available. Secretary Crank asked Mgr. Cahall to check on the path to Little Turtle dock for safety concerns.

Motions and Resolutions:

- Motion #322 was made by Taylor and seconded by Holt to approve and adopt amendments to the WPOA Restrictive Covenants (dated July 11, 2020) as proposed by the WPOA Committee on Rules and Regulations for a vote by the WPOA members-in-good standing. A roll call vote was taken and the motion passed unanimously.
- A motion was made by Taylor and seconded by Holt to approve WPOA voting for amendments to the Restrictive covenants on August 29th and a continuation of that vote on September 5th due to Covid-19 safety concerns. A yea/nay vote was taken and the motion passed unanimously.

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

Board Concerns:

- Trustee Holt reported information about temporary upgrades to the marina docks. Total replacement of the docks may have to be a capital project next year.
- Secretary Crank asked about the possibility of expanding the full hook up sites at the campground. Mgr. Cahall explained that it is possible but there are not enough funds in the campground budget. The estimated cost is \$100,000-150,000 and they currently have \$38,000. The only way to complete that project would be to raise the camper's dues and he does not view that as a viable option for campers.

Membership Compliments and Concerns:

- President Beard brought up an email he received from a property owner questioning the presence of algae in the lake and boat congestion. The boat congestion issue has been tasked to the Lake Advisory Committee to study and report possible solutions. The Board discussed algae in the lake and Mgr. Cahall suggested putting a very small controlled amount of algae eating fish in the lake to keep it from becoming an issue.

Adjournment: The motion to adjourn was made by Taylor and seconded by Purdin. The motion passed unanimously and the meeting was adjourned at 11:18am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary