

WPOA Board of Trustees Saturday Meeting – 8/8/20

***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.*

****The WPOA Board held its regular meeting on August 8th in the Rec Center. Social distancing was observed and masks were worn by all attendees.**

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

Trustee Purdin led those present in the Lord's Prayer.

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

Absent: Crank (ex.)

Minutes: Taylor made a motion and Raleigh seconded to approve the 7/11/20 minutes as printed in the newsletter. A yeay/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): President Beard welcomed everyone and stated that we will have a flag at the next meeting for the Pledge of Allegiance.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of July was \$133,000.00.
- The total operating expense for the month of July was \$235,000.00 with no unexpected expenses.
- The operating fund balance at the end of July was \$1,060,138.57.
- The operating income for the year at the end of July was \$1,647,000.00 and that is 75% of the plan for 2020. The expected income at the end of July was 78% so the WPOA is 3% under budget.
- The operating expense for the year at the end of July was \$1,170,000.00 and that is 55% of the plan for 2020. The expected expense was 60% so we are 5% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in July was \$38,000.00.
- Assessment account expenditures in July totaled \$132,000.00 mostly for road paving.
- The balance of all allocated assessment accounts at the end of July was \$554,583.65.

Invested Funds

- Invested reserves at the end of July totaled \$482,895.09.
 - ❖ Total cash on hand at the end of July was \$2,097,617.31.

Manager's Report (Paul Cahall):

- At the time of writing this report, there has been only one change to the COVID-19 restrictions that we are operating under here at the lake. That would be that the time on our liquor license has been changed to 10:00 pm like the rest of Ohio.
- Maintenance has installed a new sand volleyball court in the campground.
- 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.
- 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 or early September.
- As anyone who has been out on the lake lately knows, we are experiencing an algae bloom on the lake. There many factors that can cause this. The Board and myself have been in contact with experts from state and local government and vendors to come take a look and give recommendations on ways to deal with it now and in the future.
- Dredging will continue this year as long as weather permits.

Mgr. Cahall addressed the algae blooms. Please see under New Business for details and discussion.

Security Report for July 2020 (Chief Wallace):

Calls for Service	64	Animal Complaints	6
Arrests	2	Dog	6
Reports	9	Other (Beaver/Fowl)	0
Citations	6	Grinder Pumps	26
Warnings	17	Squad Calls	10
Security Checks	163	Fire Runs	2

Gate Counts

RFID Front- 15,234	Front Security Lane- 13,421
RFID Rear Entry- Not working	RFID Rear Exit- 21,652

Vehicle Information

Vehicle 1191	Fuel- 26.2 gallons	Miles Driven- 304
Vehicle 1592	Fuel – 39.5 gallons	Miles Driven - 553
Vehicle 1591	Fuel- 113.7 gallons	Miles Driven- 1675

Vehicles 1591 and 1592 both had oil changes and tire rotations, all work was performed by the Maintenance Department.

Marine Patrol

Marine patrol conducted 155.5 hours of patrol. They received 9 calls for service, towed 5 boats and issued 25 warnings for the following violations; expired decals, no wake violations, no navigation lights, skiing/tubing violations.

Other News from Security/Police

In Police News: Officers responded to 64 calls for service last month, calls included 5- domestic disputes, 1 theft/recovery and 1 recovery of a stolen automobile from Maysville, Kentucky. Several noise complaints were received as well. On 7/6/2020, a report was taken for a stolen minibike, with help of the vehicle’s owner, Sgt. Mckinzie and Officer Lengefeld were able to locate and recover the minibike along with identifying two juvenile suspects that have since been charged with theft through Brown County Juvenile Court.

Other Committee Reports:

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

Permit	July	Year to Date
Residence	2	16
Dock/Boat Lift	1	19
Additions	1	4
Repair/Replace	4	16
Pool	0	1
Deck	2	6
Garage	0	5
Storage	1	8
Boat Cover	0	0
Carport	0	0
Fence	1	12
Misc	0	1
Totals:	12	88

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): 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 28, 2020, 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.

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

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

- The LRPC has continued the research evaluation for the Lodge, Lounge, and Restaurant/Kitchen. We are in the process of setting up Focus Group meetings starting in August and continuing through next February.
- We are trying to invite as many people as we can include clubs/organizations and WPOA members using small live groups and ZOOM meetings.
- Very soon we plan to have a Lake Waynoka LRPC email address to allow anyone to request an invite. We will respond and communicate which meeting openings are available.
- We hope to accommodate those members who are campers, snowbirds and part time residents this fall.
- This research evaluation allows the WPOA members to express their ideas about remodeling the existing facilities for the next 25 years or rebuilding the facilities in 2023 when the remodeling work would start.
- Our goal is to be transparent and convey the information to the WPOA Board in the summer of 2021.
- We intend to maintain masks, social distancing and using small groups.
- *We welcome your show of interest by responding to LRPC@lakewaynoka.com. The LRPC will respond to the emails telling where, when and what time the meetings will take place.*
- **Rules and Regulations** (John Buskey/John Barton/Jenny Ellis): At the July 11th Board meeting, the Board approved the Amended Restrictive Covenants for review and vote by the membership. A variety of methods were used to inform property owners about the Amended Covenants. The Covenants were posted on the WPOA website, a special email address was announced so that members could ask questions and make comments, a “Frequently Asked Questions” document was posted on the website, a notice was printed in the August Newsletter, 3 email blasts were sent to members, notices were posted in Facebook, two webinars were held to answer questions, and a presentation was made at the August Campground Meeting. Recordings of the two webinars are posted on the Lake Waynoka website. Several suggestions for changes to the Covenants were received and were reviewed by the Rules & Regulations Committee on Friday, July 31st. The Committee decided that it would not be necessary to adopt changes at this time, and at the August 3rd workshop recommended that the Amended Restrictive Covenants as approved by the Board at the July meeting be sent to the Members for a vote on August 29 and September 5th. *John Buskey reminded everyone to check out the FAQs on the Lake Waynoka website for updates to questions posed by the membership about the revised Covenants. Recordings of the webinars are also available on the website.*

Unfinished Business:

- Mgr. Cahall presented a variance for lot #357 & 358. The request is for a 2’ variance for an enclosed porch which would make it 48’ from the water. Current Covenants require a 50’ distance to the nearest water. President Beard entertained a motion to approve the variance. The motion fell to the floor and is denied.

New Business:

- Trustee VonWahlde has heard concerns from members about voting during the pandemic and members unaware of the upcoming vote on the Restrictive Covenants and what it concerns. He made a motion that the vote be postponed to get more information to property owners (*see Motions & Resolutions below*). President Beard opened the floor for discussion of this motion. John Buskey of the Rules & Regulation Committee stated that the committee has been working on these changes for 14 months and during those 14 months has reported, in the newsletter, their progress in working on these changes. Treasurer Taylor believes we need to move forward and the people are ready to vote. Trustee Purdin feels it is not the right time to vote. Vice President Ellis supports voting on the current timeline because a packet will be sent out explaining the proposed changes and people will have time to do their research if they desire. Charles Porter asked if the corporate name will be changed and President Beard responded no. Jim Meyer asked how many members were on the Zoom meeting. President Beard said around 20. Mr. Meyers agrees to postpone the vote. John McDulin disagrees to postpone the vote and said that members who want to know will find a way to be informed. Sue Byrd agrees to keep the vote as is and there have been many opportunities for people to be informed. Trustee VonWahlde thinks the packet will be received too close to the election. Michael LaPlante suggested putting a FAQ sheet in the packet. Charles Porter asked if everyone will receive a packet. *Election Committee member Margi Borgman explained that every member in good standing will receive a packet of information concerning the vote on the Restrictive Covenant changes along with their ballot. Packets will be sent out on August 14th. Election Inspector Dave Patton and Margi have met several times to discuss the parameters for in person voting during this election. Social distancing and mask wearing will be enforced. They plan to have a drive-up option in place for those who do not wish to enter the building due to safety concerns. You must have your membership card to vote and it is limited to one vote per household.*
- Mgr. Cahall contacted Aqua Doc to look at the algae blooms in the east end of the lake and make a proposal for treatment. They submitted an action plan to apply an algaecide and herbicide in 3 treatments with a follow up for

\$7,400. The chemicals used are EPA approved and are safe for fish, pets and humans. A motion was made to enter into a contract with Aqua Doc (*see Motions & Resolutions below*). President Beard opened the floor for discussion. The ODNR approved 15 grass eating carp, as requested by the Lake Advisory Committee, to be introduced the lake but it is more than they can handle. Trustee Holt feels we should wait to treat the lake until next year since it is so late in the season and grass eating carp were introduced. Mgr. Cahall feels that the grass carp will have little to no impact on the algae this year and believes we should budget for another round of treatments next year if need be. Vice President Ellis is concerned about the long-term use of copper sulfate and its effect on the lake's ecosystem. She believes more research is needed before we proceed. Mgr. Cahall stated that the EPA limits how much can be used. Someone asked what caused it. Mgr. Cahall said the drought along with the clarity and temperature of the water increased algae growth and other lakes are having the same issue. Jim Meyer stated that this happened 16 years ago and we need to do the treatment now. John McDulin asked if other coves will be treated. Mgr. Cahall replied that they are only treating the severe cases at this time.

Motions and Resolutions:

- Motion #323 was made by Raleigh and seconded by Beard to enter into a contract with Aqua Doc in the amount of \$7,400 to treat algae blooms in the lake. A roll call vote was taken and the motion passed with 5 yeas and 3 nays (Ellis, Holt, and Redick).
- A motion was made by VonWahlde and seconded by Purdin to delay the vote on the Restrictive Covenants to the Summer of 2021. A roll call vote was taken and the motion failed with 6 nays and 2 yeas (VonWahlde and Purdin).

Community Organizations: *Please see the newsletter for updates.*

Board Concerns: None

Membership Compliments and Concerns:

- President Beard read an email he received from Jack Rutan complimenting Chief Wallace on locating and recovering a patio set that had been delivered to the wrong address.
- President Beard stated that he has received many emails and discusses them with the Board and Mgr. Cahall. Most emails have been about the algae blooms.
- Tom Kiser wanted to know why the dredging equipment was moved from Wildcat Cove and where are they currently dredging. Mgr. Cahall stated that the equipment was moved for the weekend to allow boats in and out of the cove. It will return this week. Mr. Kiser expressed his concern that the algae in the lake be the number one priority over other projects.
- Charles Porter asked about the grandfather clause in the CODE. John Buskey explained that we are voting on the Covenants not the CODE and the guidelines, if passed, will not affect anyone who has previously approved buildings on their property.
- Dave Patton offered his views on the proposed Restrictive Covenant changes. Rezoning for any purpose other than residential use should be limited to property owned by Lake Waynoka. Rezoning property for commercial, business, or recreational use could be done by the Board as it looks to improve community amenities, and still remain primarily a residential community. I don't think it would be best for the community image if residents had a pathway to be able to change zoning of their own properties and thus potentially have commercial properties scattered throughout the lake. He is also opposed to changing the number of storage buildings allowed on a property from the current guidelines.

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

Rhonda J. Maybriar, WPOA Assistant Recording Secretary