

WPOA Board of Trustees Saturday Meeting – 1/9//21

***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 a closed regular meeting on January 9th in the Lodge. Social distancing was observed and masks were worn by all attendees.**

President Beard called the meeting to order at 11:33am.

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

Absent: Ellis (ex.)

Minutes: Taylor made a motion and Purdin seconded to approve the 12/12/20 minutes as printed in the newsletter. A yeay/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): There was a Zoom webinar on December 2nd with Terry Borgman, Greg Stover and Pat Raleigh concerning the dredging report. There will be another webinar on February 4th from 2-3pm. If you are interested, please email the Long Range Planning Committee your name and number. They will respond with the Zoom access information. The Board agreed to consider a motion at the February meeting to add a "catch and release" rule for all largemouth bass.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of December was \$82,000.00.
- The total operating expense for the month of December was \$150,000.00 with no unexpected expenses.
- The operating fund balance at the end of December was \$708,780.39.
- The operating income for the year at the end of December was \$2,135,000.00 and that is 98% of the plan for 2020. The expected income at the end of December was 100% so the WPOA is 2% under budget.
- The operating expense for the year at the end of December was \$1,977,000.00 and that is 92% of the plan for 2020. The expected expense was 100% so we are 8% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in December was \$8,000.00.
- Assessment account expenditures in December totaled \$23,000.00.
- The balance of all allocated assessment accounts at the end of December was \$401,984.84.

Invested Funds

- Invested reserves at the end of December totaled \$508,992.24.
 - ❖ Total cash on hand at the end of December was \$1,619,757.47.

Manager's Report (Paul Cahall):

- WRWSD has completed its first draining of the lagoon but we are leaving the lake valve open until around the 15th of February. We have to close it at that time to allow the lake time to refill before draining the lagoon again in April. We are hoping to take the lake down about 5 to 7 feet depending on the weather this winter.
- In mid-January, inspections will take place on the spillway. This will require digging inspection holes and concrete bore samples taken. The engineers will then give the board recommendation on maintenance to be done to extend the life of the 50 year old spillway.
- There has been a new storage building placed behind the administration building. We are clearing out a storage room in the administration building and converting it into an office space for our police department. This building will be used for storage for the security department as well.
- Maintenance has been dressing up all the gravel areas in the recreation areas around the lake along with cleaning brush and trees from ditches. They have also replaced a culvert at Little Chief and erosion control on the shoreline.
- At the time I am writing this, Brown County has the 5th highest rate of spread in the state. Because of this uptick in COVID 19 spread and constantly changing rules please watch the Web Site and Facebook for updates concerning WPOA sponsored and club sponsored events. If these events change or are cancelled, 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.

Security Report for December 2020 (Chief Wallace):

Calls for Service	34	Animal Complaints	4
Arrests	1	Dog	2
Reports	7	Other (Beaver/Fowl)	2
Citations	0	Grinder Pumps	16
Warnings	10	Squad Calls	7
Security Checks	346	Fire Runs	2

Gate Counts

RFID Front- 10,036	Front Security Lane- 8,758
RFID Rear Entry- Not working	RFID Rear Exit- 18,659

Vehicle Information

Vehicle 1191	Fuel- 14.7 gallons	Miles Driven- 218
Vehicle 1591	Fuel – 35.9 gallons	Miles Driven - 591
Vehicle 1592	Fuel- 22.8 gallons	Miles Driven- 231
Vehicle 2091	Fuel- 74.9	Miles Driven- 1,057

Other News from Security

- During the Month of December, on 12-2-2020, officers were dispatched to a residence about a trespassing complaint, during the investigation, one individual chose to lie to officers about his identity. When confronted, he confessed his real identity and was subsequently charged with obstruction of official business.
- Officers received several dispatches concerning well-being checks for sick or elderly individuals. All were located and found to be ok.
- The Lake Waynoka Police and Security Department would like to remind everyone that Vacant House Checks can be done year-round, please visit the Administration Office to fill out a form if you are interested. Checks cost \$5 per check per day. During a check, officers will walk around residences to check doors and windows to see if they are secure. Checks are also done at random times to ensure no patrol patterns can be recognized.
- A special thank you to all the individuals who dropped off baked goods and sweets to our office during the Holiday Season! We certainly enjoyed them!

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh): Some variances for dock boat slip dig outs were submitted in late December. They will be presented in the January 2021. Below is a breakdown of the permits for the end of December, with year ending totals. Please note, with regard to the new residence permits, this means that over the last 12 months lot owners have invested an estimated \$6,800,000 in new homes at Lake Waynoka.

Permit	December	Year to Date
Residence	3	34
Dock/Boat Lift	0	20
Additions	0	6
Repair/Replace	1	30
Pool	0	2
Deck	2	13
Garage	0	11
Storage	2	17
Boat Cover	0	0
Carport	0	0
Fence	0	14
Misc	0	1
Totals:	10	148

6 variances were requested. Chairman Levermore discussed each with the Board and answered any questions. Please see Motions & Resolutions for more information.

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): None
Lake Advisory (Todd Holt/Jeff Huseman): None

Long Range Planning Committee (Terry Borgman/Steve VonWahlde): None

Rules and Regulations (John Buskey/John Barton/Jenny Ellis): None

Unfinished Business: None

New Business: None

Motions and Resolutions:

- Motion #327 made by Purdin and seconded by Taylor. It is moved to accept proposed 2021 Capital Budget with \$702,000.00 in income \$475,600.00 in expenses. The Capital budget includes the following expenses: Roads Improvement \$179,000.00, Campground Improvement \$45,000.00, Improvement Assessment \$150,700.00, Lake and Dam Improvement \$100,600.00. A roll call vote was taken and the motion passed unanimously.
- A motion was made by Taylor and seconded by Holt to approve the following variances: Lot #1868 for a 4' dig out for a single 12' wide by 24' deep boat slip; Lot #1844 for a 3' dig out for a double boat slip; Lot #453 for a 4' dig out required for a double boat slip both 12' wide with 4' walkway in the middle; Lot #2623 for a 4'x12' dig out; Lot #3187 for a 4'x24' dig out pending Building Committee approval. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Holt and seconded by Raleigh to approve a double boat slip variance for lot #1883. It is a 17' dig out for one 12' wide boat slip and 9'-15' for the other slip. Discussion: it is a narrow lot at the end of Geronimo Cove and their boat has been damaged by other boats and their only option is to dig into their own property. The recommendation from the Building Committee is, if approved, they would like it to contain a concrete bulkhead. A roll call vote was taken and the motion failed with 4 nays (Taylor, Crank, Purdin, Von Wahlde), 3 yeas (Beard, Raleigh, Holt) and 1 abstention (Redick).
- A request was entertained to split Lot #2599 and add the property to lots 2598 and 2600. With no one making the motion, it fell to the floor.

Community Organizations: *Please see the newsletter for updates. Look for information in the newsletter concerning Earth Day. The Library will be moving to the Media Room in the Lodge beginning this week.*

Board Comments and Concerns: None

Membership Compliments and Concerns: President Beard stated that he received several emails concerning masks and social distancing in the Rec Center, Lodge and Lounge. Mgr. Cahall said that management is following State guidelines. Admission to the Rec Center is limited to members only, no guests, and a mask must be worn unless you are actively exercising. The Lodge can be rented. Renters are given a list of State Guidelines to follow and have to vacate the building by 10pm. The Lounge closes at 10pm, customers that are out of their seat must wear a mask, no more than groups of 10 at a table and there is to be no dancing. The facilities have been visited by the Brown County Health Department and have been found to be in compliance.

Adjournment: The motion to adjourn was made by Taylor and seconded by Raleigh. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 11:47am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary