

## WPOA Board of Trustees Saturday Meeting – 5/8/21

*\*\*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 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.*

**\*\*The WPOA Board held an open regular meeting on May 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 the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

**Roll Call:** Present: Barton, Beard, Crank, Purdin, Raleigh, Taylor, VonWahlde, Mgr. Cahall

Absent: Ellis (ex.) and Holt

### Minutes:

- Crank made a motion and Taylor seconded to approve the 4/10/21 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.
- Taylor made a motion and Purdin seconded to approve the 4/17/21 WPOA Annual meeting minutes as emailed. A yea/nay vote was taken and the motion passed unanimously.

**President's Report** (Charlie Beard): We are pleased to announce that Lake Waynoka will be a Kroger Clicklist Pickup location beginning May 21<sup>st</sup> for 2 hours in the Rec Center parking lot and 2 hours in the Campground with 4 hours on Saturday in the Rec Center parking lot.

**Treasurer's Report** (Vern Taylor):

Operating funds

- The total operating income for the month of April was \$308,000.00.
- The total operating expense for the month of April was \$226,000.00 with no unexpected expenses.
- The operating fund balance at the end of April was \$1,374,471.26.
- The operating income for the year at the end of April was \$1,370,000.00 and that is 59% of the plan for 2021. The expected income at the end of April was 59% so the WPOA is right on budget.
- The operating expense for the year at the end of April was \$688,000.00 and that is 30% of the plan for 2021. The expected expense was 31% so we are 1% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in April was \$60,000.00.
- Assessment account expenditures in April totaled \$8,000.00. Pool furniture, Security building upgrades.
- The balance of all allocated assessment accounts at the end of April was \$897,601.27.

Invested Funds

- Invested reserves at the end of April totaled \$513,519.43.
  - ❖ Total cash on hand at the end of April was \$2,785,591.96.
- *The PPP forgiveness loan was approved*

**Manager's Report** (Paul Cahall):

- I have been asked several times if we will be allowing guests at the pool and recreation center this summer. We are hoping that the COVID restrictions from the state will be removed before we get the Memorial Day weekend and we will be able to go back normal operation. If they are not lifted, we will operate in the same manner as last year. These restrictions limit how many people can be at the pool and we don't want to have to tell a member they cannot go in because we have let guests in and are at capacity. If you have recreation center passes (the black or red ones) with a date of 2020 on them we will accept those to the end of 2021.
- We are proceeding into this summer season with the expectation that all or most of the COVID restrictions will be lifted. If a planned event has to be cancelled due to the state's restrictions, we will let you know as soon as possible before the event.

- Kroger has agreed to have a pick-up location here at the lake much like you see in some of the other towns. It is scheduled to start on Friday 21 May in the Recreation Center parking lot. Watch click list for the location to open up as an option. They will increase hours and days for pick-up based on usage.
- We have seen some small outbreaks of algae on the lake already this spring. We have put in 150 carp in the lake over the last year and do have a contract with Aqua Doc to handle any major outbreaks. We will work to treat these small outbreaks ourselves as best we can. If they get beyond our control, we will bring in the contractor.
- We want to and expect be able to open the Recreation Center to normal operation on Memorial Day weekend. This will depend on the state loosening up the restrictions we have been under for the last year. The indications we are getting is that reduced restrictions are coming soon and we are all hoping for a normal summer season.
- The board of trustees and I continue to work on the policy on dock rentals and expect the announcement to come in the next couple of months. If you have any suggestions please let myself or any board member know your thoughts.

**Security Report for April 2021 (Chief Wallace):**

Calls for Service	25	Animal Complaints	2
Traffic Stops	8	Grinder Pumps	12
Traffic Citations	4	Fire Calls	0
WPOA Citations	1	EMS Calls	7
Criminal Charges	3	Arrests	2

**Vehicle Information**

Vehicle 1191	Fuel- 14.2 gallons	Miles Driven- 202
Vehicle 1591	Fuel – 38.1 gallons	Miles Driven – 398
Vehicle 1592	Fuel- 19.7 gallons	Miles Driven- 204
Vehicle 2091	Fuel- 70.2 gallons	Miles Driven- 905

**Other News from Security**

- During the month of April, officers took 7 reports, issued 4 traffic citations, charged two females with disorderly conduct, arrested two individuals on warrants from other agencies and charged 1 individual with OVI and open container.
- There have been numerous reports of identity theft in the area relating to fraudulent unemployment claims. If you receive notice that you have either filed or been turned down for unemployment and did not request unemployment, please contact the police department and file a report.
- Michelle Cantrell has been hired as a part-time gate attendant.
- Reminder – Remember to renew your membership card with the Administration Office for 2021 if you wish to purchase or renew your RFID card. Membership cards can be renewed over the phone or in person.
- *Chief Wallace apologized for the absence of the Police/Security report in the Friday email blast. Anyone who would like a copy, should stop by the Administration building.*

**Other Committee Reports:**

**Building (Pete Levermore/Pat Raleigh):**

Permit	April	Year to Date
Residence	3	10
Dock/Boat Lift	3	31
Additions	1	5
Repair/Replace	2	5

Pool	1	1
Deck	5	6
Garage	0	0
Storage	1	6
Boat Cover	0	0
Carport	0	0
Fence	0	7
Misc	4	4
<b>Totals:</b>	<b>20</b>	<b>75</b>

**Election Inspectors/Nominating** (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): Election Inspector, Dave Patton, presented the Election updates. At the Annual Meeting on 4/17/21, John Barton was sworn in and Ken Crank and Jenny Ellis were reinstated. The Officers were elected as follows: President – Charlie Beard, Vice President – Jenny Ellis, Treasurer – Vern Taylor, Secretary – Ken Crank and Member at Large – Pat Raleigh.

**Lake Advisory** (Todd Holt): None

**Long Range Planning Committee** (Terry Borgman/John Barton): The committee continues to monitor change in the 5-Year plan. The Spillway report is due to be issued in May – June timeframe of this year. Since it is not included in the 5-Year plan at this time, we will address the long-term impact with the General Manager as the situation is better defined by the engineers.

1. We continue to prepare for the WORK GROUP community meetings.
  - a. The first meeting is scheduled for Thursday, May 27, 2021. We need community members to participate in a series of meetings regarding the focus group comments and research about the LODGE. Please contact Greg Stover, 513-313-8486, or Terry Borgman, 937-515-7842 to express your interest in participation. Your help would be greatly appreciated. The meetings will be held at the Lodge.
  - b. A second group of meetings on the LOUNGE will be held in July, a date to be determined. Please contact Pete Levermore, 502-727-4820, to express your interest in participation.
  - c. A third group of meetings on the RESTAURANT will be held in August, a date to be determined. Please contact Dan Federico, 585-507-0212, to express your interest in participation.

These meetings are your chance to better understand the needs and research for the direction the community should take in making our WPOA continue to attract new membership and maintain or improve our property values.

*Mr. Borgman expressed his concern that more members are not participating in the Work Groups as this affects the entire community. Please consider serving on one or more of the groups listed above so your opinions can be heard.*

**Rules and Regulations** (Greg Stover/Steve VonWahlde): None

**Unfinished Business:** During the April 10<sup>th</sup> WPOA meeting, a variance was approved for a handicap ramp. The member had the ramp redesigned and has requested approval of a new variance which extended the end of the ramp to 18' from the front pins and 30' from the edge of the road. President Beard entertained a motion to approve the new variance. The motion fell to the floor.

**New Business:**

- President Beard announced the following 2021 Committee assignments:
  - Finance - Chair - Vern Taylor, Liaison - Betty Purdin
  - Finance Advisory/Liaison – Vern Taylor
  - Building Committee - Chair - Pete Levermore, Liaison - Pat Raleigh
  - LRPC - Chair - Terry Borgman, Liaison - John Barton
  - Rules and Regulations - Chair - Greg Stover, Liaison - Steve VonWalde
  - Lake Advisory – Chair/Liaison - Todd Holt

- Election Inspectors – Margi Borgman, Dave Patton and Nan McHugh as Nominating Chairperson

According to the Blue Book - Each committee must have between three and seven members. The committees must be named by thirty (30) days after a new board is installed. Thank you all for willing to serve.

- Discussion of Motion #331 (*Please see below under Motions & Resolutions*) Manager Cahall stated that the reason for this motion stems from a member complaint of a bow fisherman specifically targeting the white amur fish recently released into the lake to help control grass and algae blooms. Trustee VonWahlde suggested that the Board make a motion as to what type of fishing is acceptable at Lake Waynoka instead of making several motions on types of fishing. For instance, all fishing is limited to rod and reel.
- Discussion of Motion #332 (*Please see below under Motions & Resolutions*) Community member, Valerie Bullock, suggested that the walk paths be changed from 3 feet wide as this seems too narrow for a wheelchair. Treasurer Taylor said that a variance can be requested on an individual basis.

### **Motions and Resolutions:**

- Motion #331 was made by Purdin and seconded by Raleigh that bow fishing will not be permitted at Lake Waynoka. Violations of this will be subject to penalties specified in Fine Schedule 1. A roll call was taken and the motion passed unanimously.
- Motion #332 was made by Taylor and seconded by VonWahlde to better define sectionXIV of the Volume 2 “Yellow Book” as follows:
  - **(Existing language)** “XIV. Patio, Walkway Surfaces”  
To minimize stormwater runoff into the lake any of these types of surfaces placed within 50 feet of the shoreline shall be a permeable surface (e.g., pavers, loose stone, etc.)”
  - **(Revised language)** “XIV. Patio, Walkway, **Fire Pit Related Surfaces**”  
To minimize **rapid** stormwater runoff into the lake any type of **flat** surfaces placed within 50 feet of the shoreline **in all instances, except item 1 or 2 below**, shall be a permeable surface (e.g., pavers, loose stone, **wood or composite decking with gaps between decking**, etc.)  
**Concrete surfaces within 50 feet of the shoreline will only be permitted for the following:**
    - 1. Walk paths shall be no more than 3 feet wide and no more than 50 feet in total length.**
    - 2. Fire pit related rings/bands shall be no more than 12 inches wide and no more than 50 feet in total length (essentially making a 16-foot diameter circle). The bands are to be no higher than 6 inches above the ground level surface.****All other flat ground level surfaces within 50 feet of the shoreline must be made up of a reasonably permeable system (like indicated above). Anything to be constructed within 50 feet of the shoreline requires a permit.**

A roll call vote was taken and the motion passed unanimously.

### **Community Organizations:**

- Civic Club (Mike LaPlante) – The Lake Waynoka Civic Club Plant and Flower Sale at John’s Flowers was a huge success. In fact it was such a success, we’ve already scheduled another one for next year on 5/7/2022. The Civic Club wants to thank everyone that stopped by for their landscaping needs. We want to give a big thanks to James at John’s Flowers for sponsoring this event to help support the Civic Club and the Lake Waynoka Community. We hope to soon announce the start of Lake Waynoka Civic Club Bingo, but we continue to wait for clearance from the Governors’ office once COVID restrictions are updated or canceled. We will get the Bingo news out as soon as we can.
- WaterSports Club (Mary Raleigh) – Thank you to all the Clubs (Book, Civic, Garden, Pickleball, Shawnee Womens, Art, and WaterSports) and residents outside of the clubs that participated in Earth Cleanup Day.

- Chapel (Valerie Bullock) – This Sunday (5-9) will be an all music service beginning at 10am. Everyone is welcome.
- Book Club (Linda Stover) – Thank you to everyone for your support. The sale of the Lake Waynoka 50<sup>th</sup> Anniversary Cookbook was a huge success especially given the Covid restrictions of lake events. We relied on social media and word of mouth to sell copies. It allowed us to award our first annual scholarship in the amount of \$500 to an Eastern Brown Senior and Lake Waynoka resident. The Book Club has ordered additional 200 Cookbooks to sell at events due to its popularity. Please consider purchasing as gifts. New bookshelves have been purchased.

**Board Comments and Concerns:** None

**Membership Compliments and Concerns:**

- Gayla Fritzhand – received an update from Duke Energy concerning the recent power outages and is passing along this information. Please contact PUCO concerning power outages at the lake. Their phone number is 800-686-7826. Duke customers with physical and medical conditions are encouraged to request a medical form from Duke by phoning 800-544-6900. Customers should complete the form having it signed by their medical practitioner. Submitting this form to Duke helps alert them the importance of restoring service quickly. The Customer Service department of Duke is responsible to mail the form to customers requesting it. Furthermore, the representative encouraged me to remind customers in our community to maintain a backup power source for outages.
- Tom Wyatt – The Civic Club receives most of its monies from proceeds of Lake Waynoka apparel. This allows them to do many projects around the lake. Mr. Wyatt is concerned about a conflict of interest with management selling apparel thus limiting their fundraising abilities. President Beard stated that it was only for the new design and we will only be selling the remaining supply at the Rec Center. This is the last year and no further orders will be accepted or purchased. Management will not be selling the apparel at Lake Waynoka Days.
- Doris Kitchen – urged the Board to take action concerning Air B&B by prohibiting it in the Rules & Regulations (Blue Book). She stated that there are some realtors presenting this as an option to supplement their mortgage payments. Treasurer Taylor responded that there was language in the Blue Book revisions addressing this issue but it has been voted down by membership several times. Trustee VonWahlde suggested that perhaps the Rules & Regulation Committee should look at revising individual sections of the Blue Book and taking them to a vote instead of trying to pass an entire Blue Book revision.

**Adjournment:** The motion to adjourn was made by Taylor and seconded by Crank. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 10:27am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary