

WPOA Board of Trustees Saturday Meeting – 6/12/21

***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.*

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, Ellis, Purdin, Taylor, Mgr. Cahall

Absent: Holt, Raleigh (both excused) and VonWahlde

Minutes: Taylor made a motion and Crank seconded to approve the 5/8/21 minutes as printed in the newsletter. A yeay/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): It is good to be back in the Lodge. President Beard read, in part, the resignation of Trustee VonWahlde as he and his wife have sold their home and leaving the community. President Beard announced that we will be accepting applications and resumes for someone to fill the remainder of his tenure which is a little over 18 months. Please obtain applications at the WPOA Office. According to the Blue Book, the Board has 3 months to appoint someone to this position.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of May was \$162,000.00.
- The total operating expense for the month of May was \$172,000.00 with no unexpected expenses.
- The operating fund balance at the end of May was \$1,347,216.21.
- The operating income for the year at the end of May was \$1,532,000.00 and that is 66% of the plan for 2021. The expected income at the end of May was 66% so the WPOA is right on budget.
- The operating expense for the year at the end of May was \$875,000.00 and that is 39% of the plan for 2021. The expected expense was 39% so we are right on budget.

Allocated Assessment Funds

- The income for allocated operating assessments in May was \$52,000.00.
- Assessment account expenditures in May totaled \$17,000.00. Pool heater, Security building upgrades.
- The balance of all allocated assessment accounts at the end of May was \$932,258.07.

Invested Funds

- Invested reserves at the end of May totaled \$513,737.05.
 - ❖ Total cash on hand at the end of May was \$2,793,211.33.

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. All restrictions have been lifted so we are at normal operations. Please remember you must be with your visitors at the time they enter the pool area or they will be turned away. *We have had too many people gain entry to the lake and use our amenities.*
- 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 selling the new ones for this year at the admin office if you need one.
- We have seen some small outbreaks of algae on the lake. Aqua Doc has done one treatment before the end of May and were here on 10 June for inspections and will be back for another treatment next week. Please understand the treatments are only effective on weeds and algae that is there at the time of treatment it doesn't prevent new outbreaks. The goal here is to control any breakouts not to eliminate all weeds and algae from the lake.
- The last of the admin and security office upgrades will be completed in the next week. These include the installation of the generator and fencing in the LP tank.

- Field mowing is right on schedule and we will start our second time around the lake by the end of the month.
- Road paving will begin sometime in August along with dredging operations. Dredging will start in the cove we were in last year to finish up.
- Kroger hometown pickup has stopped the pickup at the campground due to confusion and will only do it at the Recreation Center parking lot going forward.
- Maintenance has done large amounts of cleanup and upgrades to the rec areas improving drainage and new grass.
- Tee shirt sales have been brisk and very few remain in only a couple of sizes. We have the zip up hoodies available and we expect delivery of the pull over hoodies soon.
- The preliminary engineers report has come back on repairs to the spillway. Final drawing and ODNR approval will be needed before bid packages can be put out. The engineer's rough budget is \$150,000.00 for the repair. *The scope and cost for Phase III is unknown.*
- Online bill pay for the water department and the member's only section will be live by 24 June the day the newsletter comes out. There will be directions on how to log in to the system in the next newsletter. *The Owner's number on their green card will be needed to set up this account. You will be able to schedule visitor passes through this site as well. We plan to begin working on the WPOA site soon so you will be able to pay all dues online. Please note that boat and golf cart decals will still need to be purchased at Security.*
- *President Beard shared information that Mgr. Cahall gathered concerning algae in other lakes around the State.*
 - *Shawnee - . They treat their lake like we are now with chemicals and they did have algae last year but kept it under reasonable control. They have been battling Blue Green algae for years and they didn't have a problem with it last year*
 - *Lake Choctaw- They treat with chemicals like what we are doing the only difference is they put it on themselves with a modified pontoon boat that has 2 large tanks on it for spraying. They treat about once a month sometimes more often if needed but they did have algae last year and again this year*
 - *Apple Valley - They do have and have had some algae on the lake they have not had a major bloom. Algae at this lake is the responsibility of the lake front property owners and the association has a contract with Aqua Doc to give them a discount on treatment.*
 - *Indian Lake - This is a state run lake that has had issues with Blue Green algae in the past that I got from news articles. .*
 - *Buckeye Lake - This a state run lake not an association lake. This lake was shut down due to Blue Green algae last year in June.*
 - *Lake Lorelei- Also uses Aqua Doc to control algae and weeds under the same program we are. They have had and do have algae but keep it to a minimum with Aqua Doc.*

Manager Cahall added that there are some chemicals more effective but, due to EPA regulations, we cannot use them as they effect vegetation downstream from the lake. We have purchased 6 treatments from Aqua Doc for the year. We have used one and they are scheduled to return for another treatment. President Beard thanked him for his hard work in gathering this information.

Security Report for May 2021 (Chief Wallace):

Calls for Service	41	Animal Complaints	5
Traffic Stops	11	Grinder Pumps	20
Traffic Citations	3	Fire Calls	2
WPOA Citations	0	EMS Calls	4
Criminal Charges	4	Arrests	1

Vehicle Information

Vehicle 1191	Fuel- 15.7 gallons	Miles Driven- 289
Vehicle 1591	Fuel – 24.5 gallons	Miles Driven – 302
Vehicle 1592	Fuel- 14.3 gallons	Miles Driven- 182
Vehicle 2091	Fuel- 64.8 gallons	Miles Driven- 847

Other News from Security

- During the Month of May, officers took 7 reports, issued 3 traffic citations, took one theft report of building materials from a construction site, arrested a female individual for domestic violence, which due to a previous conviction became a felony case. A traffic stop yielded a marijuana possession case with marijuana wax being sent to the BCI Lab for further testing. Another traffic stop yielded a marijuana possession case along with a CCW/improper transportation of a firearm case.
- Boat patrol has resumed as of 5/22, 10 warnings were given for expired decals, 1 complaint for loud music, towed 1 boat to the marina and removed debris from the lake. 3 fish baskets were checked for undersize fish and largemouth bass.

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh):

Permit	May	Year to Date
Residence	5	15
Dock/Boat Lift	2	33
Additions	0	5
Repair/Replace	4	9
Pool	1	2
Deck	1	7
Garage	0	0
Storage	2	8
Boat Cover	0	0
Carport	0	0
Fence	3	10
Misc	4	8
Totals:	22	97

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): It's never too early to begin thinking about running for the Board next year or to fill Trustee VonWahlde's position.

Lake Advisory (Todd Holt): The Lake advisory board met and discussed the following:

- Rental dock: Due to the increase of off water new construction and the increase in usage of public access docks the Lake Advisory has the following suggestions. First increase the rental fee to \$300, all public access docks are made as rentals, one rental per property owner and no renting to lake front property owners. As far as dock rentals go, we agree that if a dock is rented and the owner pays the retention fee, that dock should be made available for the following year. With new or non-renewed docks a lottery should be held, this will allow every interested owner to have a shot at the available docks. This will do away with the campout that occurs every year.
- Moving forward into next year, we should look into phasing out all parallel docks. These docks should be perpendicular and create slips. We understand that some digouts may have to occur however, this is something that must be done with our growing community.
- Rental of Pontiac - Look at purchasing lifts with an increased rental fee. Generic prices for the lifts below: 4,200 lb cantilever prices for hand crank winches , 114''x151'' \$5,111

(recommended size for pontoons), 114''x127'' \$4,462 (will also work for pontoons but is 24'' shorter and may need adjustments more often depending on the boat using it). Turn key bolt on motors are \$1000 or \$900, Two different brands available. If lifts are not feasible, we should look at some type of breaker wall to cut down on wakes affecting this rec area.

- One member had heard that the lake was looking for an additional location for a new boat ramp, some locations were discussed but will wait for the board to task us with this project.
- Briefly it was discussed about the complaints of stagnant water at the east end of the lake. Conversations took place about recommending the movement of the no wake zone back into east end area, where it was prior.
- Members: Todd Holt, Ed Senter, Jason Brumley, Steve Brown, Pat Moran (unavailable)

Long Range Planning Committee (Terry Borgman/John Barton): We continue to have work group meetings. The next 2 meetings will be about the Lounge and Restaurant.

Rules and Regulations (Greg Stover): With a new chair, transitioning from another committee, the Rules and Regulations Committee is in the process of re-organizing with some continuing members and several new ones. We intend to begin meeting in the next month, identifying areas of the rules and regulations which need review or further work, and beginning that work.

Unfinished Business: None

New Business: You will be seeing multiple skiers on the lake practicing for our Annual Labor Day Ski Show. Please give them some room during practice.

Motions and Resolutions: None

Community Organizations:

- Art Club (Joanne Edwards): We are currently on summer break from our monthly meetings, however, we are working on several projects. We have put up a few totem poles at the Destination Park (Little Turtle). We have extended the fire hydrant decorating project until July 12th. We will announce the winners at Waynoka Days.
- Civic Club (Michael LaPlante) – The Community Wide Garage sale was conducted on Saturday, May 15th here at Lake Waynoka and it was a beautiful successful day. The Civic Club would like to say “Thank You” to the WPOA Trustees and the Lake Waynoka community members for continuing to allow this to be an open gate event. It is a benefit for our community members. We had 98 people signed up for the garage sales. Next year’s Community Wide Garage sale will be on Saturday, May 21st, 2022. We will start Lake Waynoka Civic Club Bingo on Saturday, June 26th in the Lodge. Doors open at 6:30 and Bingo will start sharply at 7pm. We will get more details out as needed. We will also be having Bingo during the Lake Waynoka Day Festival on Saturday, July 17th. Bingo will be held in the Lodge from 1-5pm. Future Civic Club Bingo dates will be announced when scheduled via newsletter, Facebook, and flyers. We hope to see you at Lake Waynoka Bingo. Come out and have fun.
- Chapel (Valerie Bullock) – Valerie had asked the Board for permission to post the Chapel’s weekly sermons on the Lake Waynoka website. The Board said no and she was wondering why since they have a tab under amenities. She said the sermons are posted on You Tube and Facebook but there are ads that scroll across the screen. Treasurer Taylor pulled up the sermons and said he did not see any ads. He also looked at the tabs for each amenity which gives a general description but is not used to promote events. She was understanding of that response. Vice President Ellis stated that she did not agree with putting the sermons on the Lake Waynoka website because the Chapel is considered a member of the community and she felt this exception would set a precedence that any member could post videos on the web page.

Board Comments and Concerns: Trustee Purdin asked that you keep the Raleigh family in your thoughts and prayers.

Membership Compliments and Concerns:

- Don Tenkman (Lot #806) – asked the Board to reconsider dredging the lake since it is too shallow in the east end. He stated that Aqua Doc is fine for now but we need to put forth a vote for money since eventually everyone will be affected.

- Nancy Hughes (Lot #786) – Feels the WPOA is mismanaging member’s dues when it comes to algae. You can’t swim or allow pets into the water. She gave Mgr. Cahall Joe Dirt’s number and claims he never called him. Mgr. Cahall said that he did speak with him and he advised not to dig into the bottom of the lake bed. She asked Treasurer Taylor how much the Lounge makes and how much the restaurant makes. He said he didn’t have the numbers in front of him but gave a rough guess. She asked why we are spending so much on the Lounge, restaurant and Lodge. Treasurer Taylor asked how we should finance the east end dredging since it is more money than we have and we cannot borrow money. She said that they are not asking the Board to pay for it but rather raise all property owner’s assessments.
- Pat McDulin – Complimented the Board saying they do a fantastic job.

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 10:32am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary