

WPOA Board of Trustees Saturday Meeting – 7/10/21

***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, Holt, Purdin, Raleigh, Taylor, Mgr. Cahall

Minutes: Crank made a motion and Taylor seconded to approve the 6/12/21 minutes as printed in the newsletter. A yeay/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard):

- Last month, I announced that VonWahlde had submitted his resignation from the WPOA Board and gave the first notice of searching for a replacement. Today is the second announcement that applications and resumes are being accepted at the WPOA Office to fulfill the remainder of his term. We have three months to fill this position. He asked the Election Committee to help with interested candidates.
- It has been brought to our attention that the Fireworks Fund can collection bin is being used as a garbage receptacle. The money collected is used specifically for our Labor Day show. Our recycler has said he will not accept our cans if this continues. Please be respectful.
- The Board is well aware of the algae issues. We are in the process of contacting the Mad Scientist to come evaluate the lake and algae issue and offer recommendations.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of June was \$133,000.00.
- The total operating expense for the month of June was \$187,000.00 with no unexpected expenses.
- The operating fund balance at the end of June was \$1,267,630.27.
- The operating income for the year at the end of June was \$1,666,000.00 and that is 72% of the plan for 2021. The expected income at the end of June was 73% so the WPOA is 1% under budget.
- The operating expense for the year at the end of June was \$1,071,000.00 and that is 47% of the plan for 2021. The expected expense was 50% so we are 3% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in June was \$14,000.00.
- Assessment account expenditures in June totaled \$9,000.00 for culvert and road repair.
- The balance of all allocated assessment accounts at the end of June was \$944,271.28.

Invested Funds

- Invested reserves at the end of June totaled \$514,027.77.
 - ❖ Total cash on hand at the end of June was \$2,725,929.32.

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. 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 significant outbreaks of algae on the lake lately. Aqua Doc has done 4 treatments to this point. They came on Wednesday before the 4th of July and at the beginning of the big weekend there was very little algae on the lake. By Tuesday after the 4th, it had come back and was heavier than ever. They have come back and retreated on Friday the 9th of July. Please

understand the treatments are only effective on weeds and algae that is there at the time of treatment and it doesn't prevent new outbreaks. There are no products out there that will prevent the regrowth of Algae.

- The Board has decided to have the M.A.D. Scientist that did in depth look at the health of the lake back in 2011 to come back out and take a look at what is going on and recommend actions to be taken to get the algae under control while preserving the health of the lake in general.
- 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. The dredging equipment will then be moved to just west of Hiawatha and start work west towards Atoka cove.
- We will be putting in the new basketball court at the Campground while the paving crew is here doing road paving and repair.
- Kroger hometown pickup is considering extending the days and hours available for pickup due to the popularity of the service here.
- We, like most other businesses, are experiencing problems filling our vacant positions. Especially hard hit by this is our maintenance department. We continue to search and hire people for these jobs but it has been particularly difficult this year.
- The Engineers have submitted the drawings to ODNR for the proposed repairs to the spillway at the dam. ODNR has 45 days to respond. Once approved, we will enter the bidding process for those repairs.
- The members only section on the web site is up and running. You are able to log in and view your WRWSD account but the online bill pay part is not active yet due to some communication issues with the multitude of outside systems that have to work together.
- *Aqua Doc sprayed for algae right before July 4th which cleared much of the algae but by Tuesday of the next week, there was a bad breakout. Therefore, Aqua Doc will be treating the lake once a week until further notice. Mgr. Cahall noted that this a different algae than last year and is easier to kill. The algae is non-toxic and not harmful to pets and children. There has been no blue-green algae found.*
- *President Beard has asked Mgr. Cahall to ask the ODNR for permission to add another 100 grass eating carps to the lake. Trustee Holt asked what the ODNR recommends. Cahall said 1-5 per acre.*

Security Report for June 2021 (Chief Wallace):

Calls for Service	46	Animal Complaints	6
Traffic Stops	7	Grinder Pumps	33
Traffic Citations	4	Fire Calls	1
WPOA Citations	0	EMS Calls	5
Criminal Charges	8	Arrests	2

Vehicle Information

Vehicle 1191	Fuel- 11.3 gallons	Miles Driven- 177
Vehicle 1591	Fuel – 16.8 gallons	Miles Driven – 248
Vehicle 1592	Fuel- 18.5 gallons	Miles Driven- 277
Vehicle 2091	Fuel- 70.7 gallons	Miles Driven- 899

Other News from Security

- During the Month of June, officers took 4 reports, issued 4 traffic citations, arrested a male individual during a suspicious person call who fled the scene and arrested another male subject for a Kentucky issued warrant, who fought with the responding officer. Both individuals have been charged with multiple misdemeanors and felony charges and were transported and incarcerated in the Brown County Jail.

- 70 hours of Boat patrol was conducted during the month of June, 8 warnings were given for expired decals, 3 complaints for loud music, towed 2 boats to the marina and removed debris from the lake. 2 fish baskets were checked for undersized bass.
- In reference to abandoned boats, we contacted an owner of an abandoned boat and was able to receive the title to the boat and will be removing it with help from the Maintenance Dept.

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh): None

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): Dave Patton reminded everyone that election time of year is quickly approaching for 3 openings on the WPOA Board. The election timeline will be forthcoming.

Lake Advisory (Todd Holt): Trustee Holt asked about moving the no wake buoys back to their original position in the east end to combat stagnant water. President Beard tasked him to gather the information and work with Chief Wallace.

Long Range Planning Committee (Terry Borgman/John Barton): We are continuing our research concerning the Lounge followed by the Restaurant. Your thoughts and suggestions are important in our information gathering. If you'd like to participate, please contact Terry Borgman and/or John Barton.

Rules and Regulations (Greg Stover/Jenny Ellis): The Rules and Regulations Committee met on Friday, June 25, 2021 at 2:30 p.m. in the Lodge Conference Room. Those in attendance included: Jeff Albrin.ck (New Member), John Buskey, Jenny Ellis (WPOA Board Liaison), Nan Wales, Tim Redick, and Greg Stover (Chair). The responsibility of the Rules and Regulations Committee is to review and recommend needed changes in all the regulatory documents of Lake Waynoka (with the exception of the building and zoning code) in conversation with the WPOA Board. The Committee reviewed work previously in progress as well as several other question raised by community members. The Committee prioritized three areas for its work and discussion with the WPOA Board in the coming months:

1. Review and Refinement (as necessary) of Proposed Changes to the Lake Waynoka Restrictive Covenants.
2. Review and Refinement (as necessary) of Proposed Changes to the Lake Waynoka Code of Conduct (Blue Book).
3. Continued work on Lake Waynoka "Beautification" Regulations and their enforcement.

The Rules and Regulations Committee will meet again on Friday, July 9, 2021 at 2:30 p.m. in the Lodge Conference Room.

Unfinished Business: None

New Business: Motion #333 was brought to the floor concerning the adoption of a Dock Rental Policy. *Please see Motions and Resolutions below.*

Motions and Resolutions:

- Motion #333 was made by Taylor and seconded by Crank to adopt the following Dock Rental Policy:

The following is the WPOA policy on annual dock rentals and how they will be handled to make the process as fair and covenant as possible for all members in good standing eligible to get a rental dock.

Who is eligible and who is not eligible for a rental dock:

1. Must be a member in good standing at the time of applying for a rental dock.
2. Cannot own a property that has a boat dock assigned to it.
3. Cannot rent more than one dock per owner.
4. WPOA owned rental docks cannot be sublet. Violations will result in loss of use of the dock and a \$100 fine.

If you already have a dock and want to keep it.

1. Must pay your reservation fee between April 2 and December 15th no exceptions. If you fail to pay this fee by 15 December your dock will go into the lottery held on April 1st.
2. Must pay your annual dock rental fee and all dues, assessments and fees between 1 January and 15 March no exceptions. Failure to meet this deadline will result in your dock going into the lottery held on April 1st.

How to get signed up for the lottery if you want a dock.

1. Sign up for the dock lottery will begin in the administrative building on the 1st of March.
2. You must be a member in good standing having paid all dues and fees for current year.
3. All dock lottery entries must be in by the close of business the last working day in March.

How Docks will be assigned from the lottery.

1. The drawing will take place at 8 am on 1 April in front of the administration building.
2. You must be present at the time of the drawing to get a dock.
3. Owners and spouses are the only ones authorized to receive a dock.
4. A Lake Representative will randomly draw names and if that person is present, they will be permitted to enter the office and choose their dock from those available.
5. The drawing of names will continue until all docks are rented or no one who had signed up for the lottery is present.
6. If there are left over docks, will be rented on a first come first serve basis until there are none available.

Note if any of the above dates fall on a Sunday or holiday they will be extended to the next working day.

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

Community Organizations:

- Art Club (Joanne Edwards): The Bob Ross event will be September 11th at 5:30 in the Lodge. There are only 30 slots so please contact Joanne if you are interested.
- Civic Club (Michael LaPlante) – Look for information about Bingo dates in the newsletter. We have Lake Waynoka clothing available for purchase also.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Charlie Beard – complimented security for their assistance during the 5K Firecracker run.
- Jim Hewes (1833) – #1 – the Mad Scientist report was done 10 years ago at a cost of \$65,000 and he doesn't believe all the recommendations were implemented. #2 – There were two Zoom meetings on dredging. Where are we now and what are the recommendations? President Beard assured Mr. Hewes that the Board has discussed dredging at great length and have decided to keep the dredging operations as they have been in past years. Mr. Hewes would like to see the Board consider other options of dredging as the sides of the lake are narrowing. Vice President Ellis noted that the Mad Scientist report stated that there was not extreme silt buildup. Mr. Hewes said that it was 10 years ago and we can't rely on those results. #3 – What exactly is being done to the spillway? Mgr. Cahall said the walls are starting to lean in so phase 1 & 2 will anchor the walls back and install drainage to keep the pressure off the walls.
- Jim Meyer (1811) – reminisced of the lake 24 years ago. Feels the lake should be the #1 priority and believes Aqua Doc treatments are working.
- Pat McDulin (689) – Thank you to the Board for all you do. Lakes all over are having algae issues.
- Lance ? (1837) – Would like to see the Board be more proactive instead of reactive. He would like to see more of a focus on treating coves. His cove has not been dredged for two years. He heard that we will not start dredging until August and asked if this was true. Mgr. Cahall replied yes. Dredging is funded for 3-4 months and there are less people using the lake during the late summer/fall season. Last year, we moved 20,000 yards of muck out of the lake and used all of our budgeted hours. Dredging also takes 4-5 people. As with all other businesses, we are down 4-5

people and are having a hard time filling those positions. We remain committed to searching for staff and hope to have the positions filled in the near future.

- Ross Hartman (1861) – Appreciates what the Board does and the lake is the #1 priority. He has had the area around his dock dredged twice in the past five years at his own expense while waiting for his area to be dredged. He suggested that the Board privatize dredging operations.
- Nancy Hewes (1833) – Suggested the possibility of dry dredging from fall to spring while the lake is down. Treasurer Taylor let it be known that the cost of dredging could be in the millions of dollars. Mrs. Hewes would like the Board to gather some numbers and let the community vote on how it should be addressed. President Beard said the Board is considering raising assessments as one solution.
- Steve Meese (3171) – shared his experience with dry dredging when they built their home. His yard was torn up and 100 yards of muck was on his shoreline for 6-8 months. The stench was horrible. He questioned how getting equipment in to dry dredge will be possible with all the homes around the lake.
- Vern Taylor – We need 3 more stops for the Poker Run this year. If you are interested in hosting a stop, please contact me.
- Betty Purdin – Don't forget the Potluck Dinner coming up. Everyone is welcome.

Adjournment: The motion to adjourn was made by Crank and seconded by Raleigh. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 10:46am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary