

WPOA Board of Trustees Saturday Meeting – 8/14/21

***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: Taylor made a motion and Crank seconded to approve the 7/10/21 minutes as printed in the newsletter. A ye/a/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): None

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of July was \$170,000.00.
- The total operating expense for the month of July was \$242,000.00 with no unexpected expenses.
- The operating fund balance at the end of July was \$1,225,658.67.
- The operating income for the year at the end of July was \$1,836,000.00 and that is 79% of the plan for 2021. The expected income at the end of July was 78% so the WPOA is 1% over budget.
- The operating expense for the year at the end of July was \$1,320,000.00 and that is 58% of the plan for 2021. The expected expense was 60% so we are 2% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in July was \$17,000.00.
- Assessment account expenditures in July totaled \$22,000.00. Dam repair and Security Office.
- The balance of all allocated assessment accounts at the end of July was \$912,039.94.

Invested Funds

- Invested reserves at the end of July totaled \$514,043.19.
 - ❖ Total cash on hand at the end of July was \$2,651,741.80.

Manager's Report (Paul Cahall):

- With the regular treatments from Aqua Doc, we have been able to keep the algae and weeds under control. They will continue to treat the lake as necessary for the rest of the season. We have added 200 grass eating carp this year and have asked ODNR to put in another 100 next spring. We will continue to use chemical treatments as necessary next year as well
- The M.A.D. Scientist that did in depth look at the health of the lake back in 2011 will be back on the 18th of August to take another look at the health of our lake and how it has changed since they were last here 10 years ago. They again will give us recommendations going forward to help get the algae under control while preserving the health of the lake in general.
- Road paving has been completed. They will be back to repair some areas for us and to pave the new basketball court in the campground. We are also having the beach and marina parking lots chip and sealed. We hope to have all of this completed by the end of August.
- The dredging crews are back out there working. They will finish up in Atoka cove and then move to the area between Hiawatha and Atoka cove for the rest of the dredging season.
- The engineers have submitted the drawings to ODNR for the proposed repairs to the spillway at the dam. ODNR has not responded yet. Once they are approved by ODNR, we will enter the bidding process for those repairs.
- We are currently doing shoreline protection inspections around the lake. If we feel it needs attention, you will be receiving a letter about the condition of your shoreline. We will be lowering the lake this winter and it is a perfect time to get that shoreline repaired.

- The members only section on the web site is up and running along with Bill Pay for the water department. We will continue to expand this capability for WPOA as well.
- We are having discussions with the Russellville Fire and EMS to improve the fire gate. We are looking for an economical and secure way to give them better access through that gate.

Security Report for July 2021 (Chief Wallace):

Calls for Service	54	Animal Complaints	7
Traffic Stops	16	Grinder Pumps	45
Traffic Citations	5	Fire Calls	0
WPOA Citations	0	EMS Calls	6
Criminal Charges	1	Arrests	2

Vehicle Information

Vehicle 1191	Fuel- 12.8 gallons	Miles Driven- 191	Oil change & tire rotation
Vehicle 1591	Fuel – 37.5 gallons	Miles Driven – 445	Oil change & tire rotation
Vehicle 1592	Fuel- 16.1 gallons	Miles Driven- 194	Serpentine belt replaced
Vehicle 2091	Fuel- 42.3 gallons	Miles Driven- 507	No maintenance

Other News from Security

- During the Month of July, officers took 9 reports, issued 5 traffic citations, arrested a female individual for domestic violence. She transported and incarcerated in the Brown County Jail.
- 110 hours of Boat patrol was conducted during the month of July, 6 warnings were given for expired decals, 3 complaints for loud music, towed 5 boats, removed debris from the lake and responded to 12 calls for service. 4 fish baskets were checked.
- Officer Marcus Callahan was hired as a full-time police officer.

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh):

Permit	July	Year to Date
Residence	4	22
Dock/Boat Lift	0	35
Additions	0	8
Repair/Replace	1	12
Pool	0	2
Deck	0	11
Garage	1	3
Storage	1	11
Boat Cover	0	0
Carport	0	0
Fence	0	13
Misc	4	15
Totals:	11	132

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

The candidate applications for WPOA and WRWSD Board of Trustees elections are available in the Administration Office and on the Lake Waynoka website. These positions are for the 2022-2024 term. Applications must be completed and returned to the Administration Office by the deadline of Monday, September 27, 2021, by 4 pm.

Lake Advisory (Todd Holt): None

Long Range Planning Committee (Terry Borgman/John Barton): 1. The committee continues to monitor changes in the 5-year plan. When WPOA board decides what community decisions may be made, those decisions will be input as an update to the 2021 update due in September. The committee, Treasurer and General Manager monitor these costs periodically. 2. The committee has completed the work group meeting for the feasibility of the LODGE. We held four sessions, reviewing the functionality, the technical and location aspects of the Lodge portion of the building. 3. The committee started and completed the feasibility of the LOUNGE. We held two sessions also reviewing the functionality, the technical and location aspects of the lounge. We have collected information from the focus groups and reviewed these community comments to determine the potential wants that the board might consider for the 5-year plan. The evaluation research precedes a decision to remodel or rebuild the various buildings included in the 5- and 30-year plans. This is a study, not a decision. 4. The committee started the feasibility of the restaurant and kitchen portion of the lodge building in August. 5. The information and research discussed by the Work Group members have been open and revealing. The committee is ensuring that an open dialogue takes place during all meetings. We thank all the participants in the focus and work group meetings for the volunteer time they spent with the committee. 6. The information will be assembled in September of 2021.

Rules and Regulations (Greg Stover/Jenny Ellis): None

Unfinished Business: None

New Business: Trustee Holt said we are receiving many letters about the wake from boats washing out gravel on the shorelines. Can the MAD Scientist recommend what type of rock for owners to use to help prevent this? President Beard asked Mgr. Cahall to add this to the list of questions we have for them.

Motions and Resolutions: Motion #334 was made by Holt and seconded by Barton. It is moved to increase the road repair budget by another \$20,000.00 to complete needed repairs around the lake. This additional amount will come from the road capital account. A roll call vote was taken and the motion passed unanimously.

Community Organizations:

- Campground (Ken Crank): August 28th is the Camper Crawl. It is open to the entire lake.
- Shawnee Women's Club: (*inaudible*)
- Art Club (Joanne Edwards): We are on summer break but our next meeting will be September 13th. We will be making an autograph photo book. Cost is \$5-10. Thank you to the Garden Club for the labyrinth at Destination Park. Many additions are being planned with the donations we received and the money we've earned. A Bob Ross painting class is being offered on September 11th at 5:30 – 8:30. There are still openings. The cost is \$45. Please contact Joanne if interested. Uncorked on Canvas tickets will go on sale next month. The date is November 20th. The Bombshells of Cincinnati is sponsoring a free event to make mittens and gloves for the homeless. Kits will include all of your yarn, a pattern and needles. Please contact Joanne if you are interested.
- Lake Committee (Frank Sizemore): We plan to stock the lake sometime in October with largemouth bass, minnows and some hybrid striped bass.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Bill – Was inquiring about lights for the tennis/pickleball courts. Mgr. Cahall said that the old lights spark. The bid was \$14,000 for replacements a few years ago. President Beard asked that he bring a request before the Board. They prefer to play outside vs. inside. There are sometimes classes going on in the gym which limit the courts. Mgr. Cahall estimates the cost to be \$14,000-20,000 because the old lights will need to be taken down. Also, would like to see the business model looked at concerning additional properties so we can raise money for dredging.
- Dale – has a home in the no wake area and would like more information about moving the buoys in the east end of the lake. President Beard referred to the Lake Advisory Committee Chair Todd Holt. Todd stated that he brought it up at the last meeting as a possible solution to get the stagnant

water moving and improve the clarity of the water in that area. This was just a suggestion and nothing has been decided.

- Maureen – Lot 1753 and 1754. Concerned about moving the buoys back and the speed of boats in the no wake area. Boaters are coming to close to the dock and her grandchildren in that area. Her dock was actually hit by someone who put the boat in the wrong gear. Would like to see more Marine Patrol presence in the area.
- Connie – Added her concern about moving the buoys back.
- ? – Shouldn't the algae issue be addressed before moving the buoys back? President Beard reiterated that this is only a suggestion that is being discussed.
- Jim Hewes – Lot 1833. If you are not at the annual meeting, do you have to request an audited financial report? Taylor said yes. Mr. Hewes would like to see the audited financial statement automatically distributed as well as the itemized financial statement. Mgr. Cahall said it would be a huge expense and there is a policy that you can just about get any information by filling out a form in the office. You cannot get payroll information. Treasurer Taylor wants everyone to know that we spend roughly \$12,000 a year on Auditors and have used 7-8 different ones throughout the past 10 years.
- Todd Holt – Moving the buoys was brought up as a suggestion due to the letters we are receiving about stagnant water and algae. The buoys used to be at Atoka Cove but were moved out for a RC race and never returned to their original spot.

Adjournment: The motion to adjourn was made by Holt and seconded by Raleigh. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 10:44am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary