

WPOA Board of Trustees Saturday Meeting – 11/13/21

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

Absent: Crank, Holt, Raleigh. All were excused.

Minutes: Taylor made a motion and Ellis seconded to approve the 10/9/21 minutes as printed in the newsletter. A ye/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): Trustee Barton is the acting Secretary of the meeting today.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of October was \$138,000.00.
- The total operating expense for the month of October was \$226,000.00
- The operating fund balance at the end of October was \$928,156.90.
- The operating income for the year at the end of October was \$2,180,000.00 and that is 94% of the plan for 2021. The expected income at the end of October was 92% so the WPOA is 2% over budget.
- The operating expense for the year at the end of October was \$1,924,000.00 and that is 85% of the plan for 2021. The expected expense was 85% so we are right on budget.

Allocated Assessment Funds

- The income for allocated operating assessments in October was \$9,000.00.
- Assessment account expenditures in October totaled \$61,000.00 with paving and Aqua Doc.
- The balance of all allocated assessment accounts at the end of October was \$713,321.78.

Invested Funds

- Invested reserves at the end of October totaled \$514,110.74.
 - ❖ Total cash on hand at the end of October was \$2,155,589.42.

The budget process is finished. Thank you to Mgr. Cahall for beginning the process. Special thanks to the Finance Committee: John Barton, Pat Raleigh, Dave Patton, Scott Levermore, John Buskey and Vern Taylor. We will be presenting the proposed budget to the Board for review and hopefully pass at December's meeting.

Manager's Report (Paul Cahall):

- The administration office is now under winter hours (closed on Saturday's). We will reopen for Saturday business on 5 March 2022.
- We will be lowering the lake again this year to hopefully 5-7 feet down so we can replace some docks. This drawdown will start sometime between 15 November and 30 November. Please remember to get your boats out of the water before it gets too low. The lake drains at about 2 inches a day without rain.
- The Finance Committee, has completed its work on the 2022 budget and has passed it along to the board for their consideration. We expect to vote for the 2022 budget at the December board meeting.
- The engineers have re-submitted their drawings and reasons for the repair back to ODNR We are now waiting for ODNR's response.
- Reminder that there will be repair work going on in the Recreation Center. It will be closed from 20 November and reopen 29 November. Watch Facebook for any changes to that schedule.
- The basketball court back at the campground has been completed. We will still be doing some work on the parking areas.

- I am currently working closely with the LRPC on the proposed 2022 capital budget and updating the 30-year plan. The LRPC will present their recommendations to the board in December and will be voted on in January.

Security Report for October 2021 (Chief Wallace):

Calls for Service	27	Animal Complaints	4
Traffic Stops	17	Grinder Pumps	32
Traffic Citations	1	Fire Calls	1
WPOA Citations	0	EMS Calls	4
Criminal Charges	3	Arrests	1

Vehicle Information

Vehicle 1191	Fuel- 10.1 gallons	Miles Driven- 107	No maintenance
Vehicle 1591	Fuel – 16.7 gallons	Miles Driven – 241	No maintenance
Vehicle 1592	Fuel- 12.0 gallons	Miles Driven- 227	New battery and tire repair
Vehicle 2091	Fuel- 40.6 gallons	Miles Driven- 418	No maintenance

Other News from Security

- During the month of October, 3 assaults were reported, all 3 occurring on the night of the Campground Trick or Treat. One female was arrested and charged with 3 counts of disorderly conduct, one assault victim refused to pursue charges and another assault case involving juveniles is still currently under investigation. A vehicle theft was reported and the vehicle was recovered.
- Ohio Outdoor Fire Laws: What you need to know: This law prohibits open burning statewide in unincorporated areas during the months of March, April, May, October and November between the hours of 6am and 6pm. This ban includes burning of yard waste, trash, and debris, even in a proper burn barrel. During spring, wildfire danger is high before plants have turned green, and in fall, fire danger is high due to abundant dry leaves and dead grass. Warm, windy weather in both seasons also contribute to elevated fire risk. Call your fire department for info about local burning regulations. Call ODNR Forestry at 877-247-8733 with questions.

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh): There is one variance issue being reviewed by the Board.

Permit	October	Year to Date
Residence	7	33
Dock/Boat Lift	2	39
Additions	1	11
Repair/Replace	3	18
Pool	0	2
Deck	3	15
Garage	2	7
Storage	2	14
Boat Cover	0	0
Carport	0	0
Fence	0	16
Misc	0	19
Totals:	20	174

The committee is looking for a new member beginning in January. If you like looking at diagrams/drawings and have an interest, please contact Pete Levermore.

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): Ballots for the 2021 WPOA and WRWSD Boards of Trustees election have been mailed. The Deadline

for returning ballots is Monday, November 29. Please direct any questions concerning your ballot to Nan McHugh, 614-216-8657. *Ballots have been mailed with 5 candidates running for the 3 open positions. Ballots are due November 29th by 4pm to be eligible to be counted. There were two ballots, one for the WPOA and one for the WRWSD. They are color coded so please be sure to keep them separate.*

Lake Advisory (Todd Holt): \$5,000 worth of fish were placed in the lake last week including hybrid striped bass, largemouth bass and minnows. An anonymous donor is contributing another \$2,000 to purchase fish.

Long Range Planning Committee (Terry Borgman/John Barton):

1. The LRPC has presented the expenditure forecast for this year, 2021 to the WPOA board.
 - a. At this time, the forecast expenditures through December 2021 are expected to be within \$1,000-\$2,000 of the planned expenditures for **capital assessment accounts** (improvements, lake and roads).
 - b. In December, the WPOA will close its 2021 books and the account final numbers will again be compared to the January planned budget.
 - c. **Why is this important, the amount of savings from the 2021 year will become a carryover to the 2022 year.**
2. The Lodge Facilities Feasibility Evaluation has been published in the Lake Waynoka website.
 - a. **Open the website, choose document, then choose reports. The report is named “Lodge Feasibility Evaluation – October 2021”.**
 - b. The presentation is 14 slides which contain an executive summary of the research findings and 10 detail slides providing information supporting those conclusions.
 - c. The committee has provided a good deal of transparency from the community to the WPOA board to the needs of the Lake Waynoka community.
3. Next actions for the WPOA board to consider:
 - a. The priority of the community needs (lake, improvements, and amenities).
 - b. The budget to meet each capital assessment project.
 - c. How to finance the new capital assessment projects as needed. The lodge facilities are 47 years old. Nothing lasts forever.
 - d. We can keep remodeling the facilities, but the community keeps growing and the building will become too small to accommodate the activities that are already taking place. The buildings are not functional (capacity & layout) even if we put a new face on them.
4. We are planning a short presentation to the membership in November.

Mr. Borgman presented a report on the Lodge Feasibility Study. Over 150 people in the community showed up for in-person or Zoom meetings. The report has been submitted to the Board and will be posted to Lake Waynoka media pages. He encouraged all members to read it. Special thank you to the committee: Michael LaPlante, Pete Levermore, Greg Stover, Dan Federico, Pat Helm, Jim Helyer and Terry Borgman. President Beard expressed the Board’s appreciation to the LRPC’s work and time that has gone into the Lodge, Lounge and Restaurant studies.

Rules and Regulations (Greg Stover/Jenny Ellis): We had hoped to bring something to the Board this year but we are doing a thorough review and trying to meet the community needs. We hope to have something for the Board to review early in the new year.

Unfinished Business: None

New Business: There was an incident at the Campground during the Halloween event which prompted Motion #335 below.

Motions & Resolutions: Motion #335 was made by Beard and seconded by Purdin. It is moved to suspend the membership privileges for the campground of member Jamie L. Owens for the actions of his invited guests and that required a response of three Law Enforcement agencies and the arrest of one of his guests. The period of the campground suspension will be for two years effective 13 November 2021 and end 1 November 2023. A roll call vote was taken, including two proxy votes, and the motion passed

unanimously. President Beard stated that Mr. Owens has 30 days to appeal the decision and it will go before the entire Board.

Community Organizations: *Please see the newsletter for updates.*

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Terry Borgman – We have two openings for the Long Range Planning Committee. If you are civic minded and will participate in activities we provide for the Board, please contact me.
- Doris Kitchen – Inquired if the investigation of the campground incident was ongoing. Chief Wallace stated that it is still an open investigation. She brought up another incident at the Pavilion that same night and that many people witnessed the disturbances. President Beard encouraged her to give any information she has to Chief Wallace as they are having trouble getting people to talk. She asked for there to be transparency to the community in the major dam repairs such as what is the issues, the plans for repair and the cost associated. Mgr. Cahall said that his report gives the current update. The Engineers plans have been submitted to the ODNR for review. They have 45 days to respond. Until that happens, work cannot begin and we will not know anything further until we get the report.
- Linda Stover – Asked about the family pool regulations and if anything had been decided. Mgr. Cahall said that the pool will be open to reserve for families Monday – Friday until 3pm at which time it will be open swim. She asked that they consider doing the same on the weekend.
- Sandy Beard – There is a giving tree at the Lounge. All donations benefit the Brown County Job and Family Services. They have identified 104 needy families.
- Connie Armstrong – She is highly disappointed in the campground incident, the fact that no one is talking and that the campground is closed for the season making it harder to investigate. There are known issues back there and there is no reason to keep putting it off.
- Gordon Ellis – One person in the campground incident was arrested and charged with a felony for assaulting an Officer.
- Jim Hewes – Asked for explanation of the events at the campground. Chief Wallace stated that 10 people were involved in a fight after the trick or treating event resulting in one arrest. The pavilion incident was not reported.

Adjournment: The motion to adjourn was made by Taylor and seconded by Ellis. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 10:33am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary