

## WPOA Board of Trustees Saturday Meeting – 2/12/2022

*\*\*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.*

Vice President Ellis called the meeting to order at 10:00am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

**Roll Call:** Present: Barton, Crank, Ellis, Holt, Moore, Taylor, Mgr. Cahall

Absent: Beard, Purdin and Raleigh. All were excused.

**Minutes:** Crank made a motion and Taylor seconded to approve the 1/8/21 minutes as printed in the newsletter. A ye/nay vote was taken and the motion passed unanimously.

**President's Report** (Charlie Beard): Vice President Ellis thanked Marty and the maintenance staff for their tireless hours worked during the recent ice storm. They went above and beyond to keep our roads passable by treating them with salt and cutting up fallen trees that were blocking the roadways.

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

Operating funds

- The total operating income for the month of January was \$68,000.00.
- The total operating expense for the month of January was \$193,000.00 with no unexpected expenses.
- The operating fund balance at the end of January was \$554,326.08.
- The operating income for the year at the end of January was \$95,000.00 and that is 4% of the plan for 2022. The expected income at the end of January was 5% so we are 1% under budget.
- The operating expense for the year at the end of January was \$193,000.00 and that is 8% of the plan for 2022. The expected expense was 8% so we are right on budget.

Allocated Assessment Funds

- The income for allocated operating assessments in January was \$53,000.00.
- Assessment account expenditures in January totaled \$13,000.00. Mostly lumber for scheduled dock repair.
- The balance of all allocated assessment accounts at the end of January was \$680,775.43.

Invested Funds

- Invested reserves at the end of January totaled \$517,315.55.
  - ❖ Total cash on hand at the end of January was \$1,752,417.06.

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

- We had hoped to release an update to our web site this month that would give you the following capabilities at the member log in: See your WPOA account, pay your annual bill, renew your guest cards, authorize guest cards, turn off guest cards and leave guest passes at the front gate. We were having an issue with Apple devices that has very recently been fixed. We now have to have some training with our staff and expect to go live in the next couple of weeks. We will announce it going live on Facebook the Web page and we will send out an email blast about it.
- The attempt to lower the lake continues but Mother Nature has not been cooperating. We were hoping to bring the lake down about 7 feet so we can replace docks at Hiawatha, the beach, and marina but it is clear we will not achieve that goal. The valve has been open since mid-November and we have decided to leave it open until the end of February in hopes it will help those trying to get their docks put in this winter. We will have to at that time close the valve and allow the lake to fill back up because the first part of April WRWSD will reopen the valve for the second draining of the lagoon and we want to make sure the lake is full and ready for use this next season.
- ODNR has approved the repairs on the dam. We hope to start the repairs this spring. We are told that the lake does not have to be drawn down for these repairs to take place. There may be periods

of time where the dam road will be closed but we will try and make sure signs go up beforehand so everybody knows when it will be closed. We will try to keep the road closures to a minimum.

- During the ice storm maintenance applied over 10,000 lbs of salt and hundreds of hours treating roads and clearing trees off the roads. I am including a breakdown of what they did along with mine and the board's thanks for their efforts.
- February 3<sup>rd</sup> and 4<sup>th</sup> 2022 Snow/Ice Storm Report
  - Crews had Snow Equipment ready Wednesday evening for the predicted Ice Storm along with accumulating snow later in the evening.
  - 2 Trucks installed plows and had 2 Salt Doggs loaded with Salt to treat Icy Roadways on Waynoka Drive and other dangerous areas on secondary roadways. Numerous trees were falling across roadways with heavy buildup of Ice. Many fell in the Electric Wires causing power outages for 2 days or more. Maintenance crews did open some roadways where trees fell across roadways not in electric lines. There was a point where so many trees were falling across roadways where Maintenance crews started putting traffic cones down closing many roadways.
  - 2 crew members worked all night on Thursday February 3<sup>rd</sup> treating roadways for icy conditions. Started plowing roadways later in evening plowing all night to prevent heavier accumulations of Snow/Ice buildup on Waynoka Drive/ Front and Back Gate areas.
  - Would like to give a shout out to the Russellville Fire Department that responded in to help Maintenance Department cut up trees across roadways the evening of February 3<sup>rd</sup>. It was much appreciated.
  - February 4<sup>th</sup> early morning 3 Maintenance Crew Members took over to plow back Waynoka Drive and some secondary roadways that were very icy.
  - Crews treated Waynoka Drive with Salt along with Front/Back Gate areas some hills and curves, stop signs on secondary roadways. Crews cut up few downed trees across roadways as well.
  - Crews rested on Saturday February 5<sup>th</sup>.
  - 4 Maintenance crew members returned on Sunday February 6<sup>th</sup> plowing back Waynoka Drive and treating with Salt. Many secondary roadways were plowed out best we could. Some were still very icy underneath where no salt was applied. Crews plowed out parking lots and shoveled and treated walkways at Rec. Center, Lodge/ Lounge and Administration Office.
  - Monday February 6<sup>th</sup>
  - Maintenance Department started on removing numerous trees that had fallen across roadways that were still blocked. Crews had to do a lot of Chainsaw work to get trees cut up to be able to remove trees. Heavy equipment had to be used to remove very large trees. It took crews 3 days to finally remove trees across all roadways that were blocked. Nothing has been cleaned up or hauled away. Maintenance Department is getting a list together of all areas where cleanup is needed. Maintenance will be starting cleanup of Trees along Right of Ways in the weeks ahead. Crews have been cleaning trees up in mornings and continuing to plow back secondary roadways after temperatures warm up.
  - Maintenance Department asked all homeowners that have storm damaged trees on their property to please have it cut up into 10 foot section or less and stack at road edge sideways so crews can come along and load with front end loader that grabs the brush and loads into dump trucks. If you have any questions you can call Marty Chadwell or Melvin Smith at Maintenance Department- (937-446-3558) or the Administration Office. Please be patient with getting Brush picked up due to extremely large amounts of Tree Debris and Brush that Maintenance is working daily on cleaning up.
  - Maintenance Crew Members
    - Melvin Smith
    - Randy Stivers
    - Steve Sanders
    - Jack Hathorn

- Marty White
- Marty Chadwell
- *Mgr. Cahall reported that Chief Wallace resigned to pursue a Detective position with the Brown County Sherriff's Office. He thanked him for his years of service and wished him well. Sgt. Marcus Callahan has assumed the role of Chief of Police. He comes with high recommendations from fellow Officers and Chief's that he has worked with in the past. Vice President Ellis gave her personal thank you to Detective Wallace and welcomed Chief Callahan.*
- *Mgr. Cahall reminded the community that they hope to have the online system ready by the end of the month after training the staff. With this new option, you can pay your dues, submit guest passes and many other tasks. Please watch for updates on Facebook and the Lake Waynoka website.*

**Security Report for January 2022 – No report**

**Other Committee Reports:**

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

<b>Permit</b>	<b>January</b>	<b>Year to Date</b>
Residence	8	8
Dock/Boat Lift	4	4
Additions	0	0
Repair/Replace	1	1
Pool	0	0
Deck	1	1
Garage	1	1
Storage	1	1
Boat Cover	0	0
Carport	0	0
Fence	0	0
Misc	0	0
<b>Totals:</b>	<b>16</b>	<b>16</b>

**Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson):**  
None

**Lake Advisory (Todd Holt):** Mgr. Cahall announced that he obtained a permit from the ODNR to add 400 carp to the lake this spring.

**Long Range Planning Committee (Terry Borgman/John Barton):** We continue to work with Paul and the community on the five year plan through 2026.

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

**Unfinished Business:** None

**New Business:**

- Pete Levermore presented a variance for a 4' x 11' digout on lot #1854 for a single boat slip. *Please see Motions & Resolutions below.*
- Pete Levermore presented the Building/Zoning Committee proposals for the Volume 2: Zoning/Building Requirements asking that it be newly issued as an updated version to incorporate previously approved amended Motions #275, 294, 305, 320, 332, and 341 along with the additional changes covered in the Feb. 7, 2022 workshop. The new changes include:
  - “Wordsmithing” changes cleaning up language in New Residence section II, item 16, replacing “is acceptable,” or “will be denied a permit” with “shall not be permitted”.
  - Ohio Basic Code and Ohio Building standards, and other State of Ohio references for modular home requirements as they pertain to new residence.
  - Garage floor requirements for both detached and attached garages.

- Slab-on-grade for new residences no longer permitted. (in other words, new houses basically must be on a crawl space or a basement.)

Vice President Ellis asked the Board for discussion before the vote. Secretary Crank clarified with Pete that a variance may be presented to the Board for a slab-on-grade home. That is correct. Ellis took a question from the audience. Mike Woods inquired about revisions concerning mobile homes. Nancy Hewes asked that the revisions be read so everyone could hear the changes to the Yellow Book. Pete read the revisions before the Board voted. *Please see Motions & Resolutions below.*

#### **Motions & Resolutions:**

- Motion #342 was made by Taylor and seconded by Ellis to adopt the attached revision of the “Rules & Regulations Volume 2: Zoning/Building Requirements” dated 2/12/2022. A roll call vote was taken and the motion passed unanimously.
- A motion was made by Taylor and seconded by Holt to approve a variance for Lot #1854 for a 4’ x 11’ digout for a boat cover. A yea/nay vote was taken and the motion passed unanimously.

#### **Community Organizations:**

- **Civic Club** (Michael LaPlante) – The Civic Club is on winter break. Our next meeting is scheduled for Tuesday, March 22<sup>nd</sup> in the Lodge. If you are new to our community, civic minded and want to get involved in something while meeting great people, join us. Give me a call 937-689-7604. We will be hosting Civic Club Bingo on February 12<sup>th</sup> and 26<sup>th</sup> and March 12<sup>th</sup> and 26<sup>th</sup> in the Lodge. Doors open at 6pm and Bingo starts sharply at 7pm. If you are interested in Lake Waynoka apparel, check out the ad in the LW Newsletter.
- **Chapel** (Valerie Bullock) – The Chapel is still looking for a minister and is interviewing candidates.
- **Shawnee Women’s Club** (Sharon Woll) – We will be hosting a Tea Party at the Lodge on March 5<sup>th</sup> from 2-4. We will have our annual Easter egg hunt in April. We are looking for donations such as, plastic eggs, candy and/or cash. Donations can be dropped off at the WPOA office. Just specify that it is for the Easter egg hunt. Our Club has donated \$500 towards the purchase of new lights in the Lodge to brighten it up.

#### **Board Comments and Concerns:** None

#### **Membership Compliments and Concerns:**

- The Russellville Fire Department attended the meeting. Captain Kyle Simpson spoke for the group and is concerned about the fire gate and the Board wanting to make it an entrance only gate and the narrow drive coming off the street. Several of the Fire/EMS volunteers live at the lake and say this saves them time when responding to a call by not having to drive around the lake. He said there are padlocks on the gate and the Fire Department does not have keys. VP Ellis said the Board is having ongoing discussions about the gate. Crank stated that the gate is being left open after use and is a safety concern to our residents. Mgr. Cahall said that the entrance can be widened but not by much since a new home was built right next to the road and the WRWSD owns the lot on the other side and a water valve is on that lot. Margi Borgman asked who put the padlocks on the gate without giving anyone keys. It is unknown.
- Mike Woods asked how the issue was rectified concerning the modular home issue. Mgr. Cahall said that the WPOA purchased the property from the owners which was approximately \$17,500. It is two lots and will be offered for sale.
- Sharon Woll asked why the Clubs now need to put a deposit on the Lodge for their events. She said that many times the Lodge is in disarray when they arrive and they spend time straightening and cleaning it before their event. She also suggested that supplies should be provided, such as garbage bags, if they are expected to clean it. Mgr. Cahall said that the deposit is only needed when Clubs want exclusive use of the Lodge which is the same requirement of anyone renting the Lodge. The deposit is used to pay for extra cleaning if it is left in bad shape.
- Tom Kiser asked if the Board approved the trailer. VP Ellis responded that the Board only approves variances and that the Zoning Committee approves permits. He said trailers would cause

a big loss in property values. Ellis said that the builder was not honest on the permit presented to the Zoning Committee. This issue has been remedied for the future.

- Valerie Bullock asked if the lot was bought “as is” since the owner had put in a gravel driveway or did we reimburse them for that? Mgr. Cahall said that the contractor presented misinformation to the Zoning Committee and the buyer. When the buyer found out, they stopped the process. However, during that time, social media was buzzing and the buyer felt unwelcomed and did not wish to live here. Treasurer Taylor said he was appalled by the amount of negative comments on Facebook. VP Ellis reiterated that the Board does not approve new home permits, only variances, and the Yellow Book revisions were just approved to give more specific definitions about new residences.
- Nancy Hewes asked why the Board changed the Yellow Book. The Board can change the Yellow Book by a majority vote and we are upping our building standards as the community grows. She asked how the builder lied. VP Ellis said that the Board cannot give specific details in the event a legal issue arises. Mrs. Hewes then asked how we will pay for those legal fees if need be. No answer was given.
- Doris Kitchen addressed that this home was wheels on an axle and they are not called mobile homes anymore but are considered manufactured homes. These types of homes will affect our property values. VP Ellis said that the problem has been addressed and cannot happen again in the future. Ms. Kitchen asked about the specific monies spent to reclaim the property. Mgr. Cahall said the lots were purchased for approximately \$17,500 and \$2,950 was reimbursed to the owner for work already completed on the property.
- Danny Smith, a Jackson Township Trustee, said the fire gate was put in that specific location so it was within a five mile radius of the firehouse and it was agreed at that time to open and close the gate. Mgr. Cahall said the problem is the gate is being left open and random locks are being put on and the lake does not have a key. Mr. Smith advocated for an automatic gate. VP Ellis said the Board has been discussing a solution for months. She would like it to be addressed more thoroughly with the Fire Department in a workshop meeting. Trustee Holt added that the gate the fire department presented several months ago was of low quality. He asked if the fire department could help pay for a quality gate. Mr. Smith will look into it.

**Adjournment:** The motion to adjourn was made by Crank and seconded by Taylor. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 11:07am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary