

WPOA Board of Trustees Saturday Meeting – 3/12/2022

***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.*

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, Moore, Purdin, Raleigh, Taylor, Mgr. Cahall

Minutes: Purdin made a motion and Raleigh seconded to approve the 2/12/21 minutes as printed in the newsletter. A yeay/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): President Beard announced that the Yellow Book has been updated. You can view the document at the Lake Waynoka website under Documents. Beard asked Assistant Recording Secretary Maybriar to read the Meeting Decorum Policy from the General Rules & Regulations, Volume 1.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of February was \$362,000.00.
- The total operating expense for the month of February was \$187,000.00 with no unexpected expenses.
- The operating fund balance at the end of February was \$651,971.59.
- The operating income for the year at the end of February was \$465,000.00 and that is 18% of the plan for 2022. The expected income at the end of February was 17% so we are 1% over budget.
- The operating expense for the year at the end of February was \$382,000.00 and that is 15% of the plan for 2022. The expected expense was 17% so we are 1% over budget.

Allocated Assessment Funds

- The income for allocated operating assessments in February was \$191,000.00.
- Assessment account expenditures in February totaled \$24,000.00. Most for the annual contract with Aqua Doc.
- The balance of all allocated assessment accounts at the end of February was \$851,552.97.

Invested Funds

- Invested reserves at the end of February totaled \$517,343.49.
 - ❖ Total cash on hand at the end of February was \$2,020,868.05.

Manager's Report (Paul Cahall):

- The new members section on the web site is now live and I encourage all members to register so they can start using its capabilities. You will have the following capabilities at the member log in:
 - See your WPOA account.
 - Pay your dues, assessments and water bills.
 - Renew your guest cards, authorize guest new cards and turn off guest cards.
 - Leave guest passes at for the front gate weeks in advance of your guest arrival. You will also be able to see when your guest comes through the gate.
- Repairs to the spillway have been delayed to late in the season or early fall due to the availability of the contractors to do the work.
- We are currently taking bids on the upgrade to the outside of the lodge. I hope to present a couple of options to the board at next month's meeting.
- Dock rental lottery drawing will happen at 8:00 am on April 1st outside the administration building. The property owner or their significant other must be present at the drawing to get a dock. You can put your name in for a rental dock at the administration building until the close of business on March 31st.
- We have entered into a contract with Aqua Doc for 18 treatments for algae and weeds in the lake this season. That is enough for a weekly treatment from mid-May to mid-September. We have also been authorized by ODNR to put in 400 grass carp this spring.

Security Report for February 2022 (Chief Callahan):

Calls for Service	94	Animal Complaints	9
Arrests	0	Dog	7
Reports	14	Other (Beaver/Fowl)	2
Citations	0	Grinder Pumps	31
Warnings	12	Squad Calls	10
Security Checks	151	Fire Runs	4

Vehicle Information

Vehicle 1191	Fuel	Miles Driven	
Vehicle 1591	Fuel	Miles Driven	
Vehicle 2091	Fuel	Miles Driven	

***Gate counts unknown due to ice storms and repairs**

Other News from Security

- Officers responded to numerous calls due to the ice storm and snow fall early in the month. The Police Department saw an increase in calls to service due to multiple falls with injuries, crashes, and power lines/trees down. Two vehicle crashes were reported, one with injuries.
- The Police Department responded to four calls for domestic verbal altercations.
- David Wallace’s last day as Chief of Police was February 2, 2022. Chief Marcus Callahan had been serving as acting Chief since January 24, 2022 and was promoted to Chief of Police on February 2, 2022. On February 4, 2022, Officer Ty Smith was promoted to Sergeant.

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh): One variance request to be presented at March WPOA meeting.

Permit	February	Year to Date
Residence	0	8
Dock/Boat Lift	4	8
Additions	1	1
Repair/Replace	2	3
Pool	0	0
Deck	1	2
Garage	0	1
Storage	1	2
Boat Cover	0	0
Carport	0	0
Fence	0	0
Misc	0	0
Totals:	9	25

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): Dave Patton announced that the newly elected Trustees will be sworn in at the April Annual meeting. They include Charlie Beard, Jim Hewes and Vernon Taylor.

Lake Advisory (Todd Holt): None

Long Range Planning Committee (Terry Borgman/John Barton): Terry said that the Committee continues to work on annual budgets for the Board. He will be requesting a meeting with the Board soon to go over the figures.

Rules and Regulations (Greg Stover/Jenny Ellis): The Committee has been working on the CODE revisions and updating the proposed version. We will be presenting a draft to legal counsel for review. After that, we will present it to the membership and hold a few Town Hall meetings before a vote is taken.

Unfinished Business: None

New Business:

- On Comanche, there is a joint property agreement binding three lots together by way of a bridge to the third lot. The lots were not to be split under this agreement, however, the owner sold the third lot to his

sister and she wants to build a home. Rick Mitchell, owner of said lots, is requesting a variance to keep the bridge from being torn down. He has spoken with Attorney Tom Mayes about dissolving the joint lot agreement and submitting paperwork to change it from three lots to two. A motion to approve the variance was made by Purdin and seconded by Holt. Discussion: Ellis would like to have the variance state that if one of the lots are sold, the seller would have to pay for removal of the bridge. Holt expressed his concerns about the 10' requirement concerning docks and what may happen down the road concerning variances. Raleigh agreed. The Board discussed delaying a decision but Rick Mitchell said his sister has a builder lined up and is worried that it will fall through if delayed. Barton drew up a new motion/variance based on the previous concerns. *Please see Motions & Resolutions below for details*

- Motion #343 and #344 were made. *Please see Motions & Resolutions below for details.*
- Motion #345 concerned limiting campground sites to one per member with those already having two be grandfathered. Discussion: The Board asked for more information about this motion. Mgr. Cahall said that there are 6-10 members that have two sites in the campground, a long waitlist for new members and the grandfather clause would not cover the waitlist. Those wanting a second site would be removed from the list. He also said that there are three delinquent spots and they are in legal counsel to have them removed. Trustee Crank believes there are other solutions to decrease the waitlist. Trustee Holt does not want to grandfather sites and would like to seek another solution. Trustee Barton does not want to grandfather sites either. VP Ellis asked when we would need to pass this motion. Mgr. Cahall said it is easier to make changes before the camping season begins but it can be done at any time. VP Ellis also commented that the Board has had this on their workshop agenda the past few months and would've liked to explore other options before now. At this point, a roll call vote was taken. *Please see Motions & Resolutions below for details.*

Motions & Resolutions:

- Raleigh made a motion and Holt seconded to approve the amended variance which reads: The amended motion is to approve the variance, keeping the bridge between lots #344, 345 and 346, subject to the condition that the language contained in the agreement adequately protects the WPOA from any future financial liability related to the removal of the bridge. A roll call vote was taken and the motion passed unanimously.
- Motion #343 was made by Barton and seconded by Holt to adopt the following amendment to WPOA Rules and Regulations, Volume 2, Zoning/Building Requirements dated 02/12/2022, by removing the words "of concrete" from section IV Detached Garage Item 10. A roll call vote was taken and the motion passed unanimously.
- Motion #344 was made by Raleigh and seconded by Ellis to donate \$7,200 to the art club destination park project for the purchase of an embankment slide. A roll call vote was taken and the motion passed with six yeas and three nays (Barton, Holt and Taylor).
- Motion #345 was made by Holt and seconded by Purdin to limit the number of permanent campsites that a member may have to 1 effective this date. All those that currently have more than one will be grandfathered. A roll call vote was taken and the motion failed with eight yeas and one abstention (Ellis).

Community Organizations:

- Art Club (Joanne Edwards 513-582-8489): The Art Club's monthly meeting is the first Monday of every month from 10am-12pm, September-May. Please contact Joanne before guest attending. We will have a half hour meeting then a different Art Activity from 10:30-12. Our next meeting will be April 4th. We will be creating Fairy Stakes and Sun Catchers for Destination Park. Tickets for our March 19th Uncorked on Canvas are sold out. Our next Uncorked on Canvas will be in November, 2022. We are currently planning our Arbor Day Celebration on Friday and Saturday, April 29th and 30th in Destination Park. This will be the start of our Lake Waynoka Destination Park Arboretum, beginning to name existing and plant new trees. The Bombshells of Cincinnati will be yarn bombing the trees on the 30th. Mark your calendars for this event. Free. Donations are very welcome.
- Civic Club (Michael LaPlante): Don't forget about Bingo in the Lodge at 7pm the second and fourth Saturdays of each month.
- Chapel (Valerie Bullock): Greg Halcomb from Macon is our new Minister. Everyone is welcome to attend.
- Shawnee Women's Club (Margi Borgman): We will be having an Easter egg hunt for kids up to 12 years old on April 2nd with a rain date of April 16th. We are accepting plastic eggs, candy and cash donations. Please drop off at the WPOA office and let them know it's for the Easter egg hunt. We are planning an ice cream social in May when the pool opens.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Valerie Bullock – Val received an email stating that two people were issued citations for harassment from their January 18th meeting in Paul’s office concerning the trailer issue. She said she was very appreciative that Paul listened to their concerns and felt that nothing happened warranting citations to be issued. She also said Board Trustees were invited but did not show up. Several Trustees stated that they did not receive an invitation and the citations were issued because a comment was made about Mgr. Cahall being a servant. President Beard said that Lake Waynoka has a harassment policy and citations may be appealed as the policy states.
- Doris Kitchen – She said that she has two lots in the campground. One is hers and the other is her grandsons. She thanked the twenty people that showed up for the meeting with Paul and that they were under the impression that the Board was invited. She would like to see more open discussion with the Board in monthly meetings as was done today concerning the bridge. VP Ellis agreed that each member should be heard but we have rules in place to do so in an orderly fashion.
- Mike Woods – Why were the citations written by the Police Chief? When are we going to get law enforcement in the community? He doesn’t feel we are getting our monies worth since he sees all the cruisers at the Office and none on the roadways. Trustee Holt said that he always sees cruisers.
- Margi Borgman – Reminded everyone to drop off candy donations to the Office. She also asked about the Annual Meeting and if there would be a dinner or festivities. President Beard said that it will just be the meetings and Amanda Uhl is working on something for later in the year.
- Bob Rickling – Asked that the Board please use the microphones. No one could hear in the audience. He said he was at the meeting with Paul and feels community members should not be harassed and/or threatened with fines for speaking their minds. President Beard said we have rules in the books about harassment and the appeal process is being followed.

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 11:02am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary