

## WPOA Board of Trustees Saturday Meeting – 6/11/2022

*\*\*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.

Vice President Ellis led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

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

Absent: Crank and Raleigh. Both were excused.

**Minutes:** Barton made a motion and Ellis seconded to approve the 5/14/22 minutes as printed in the newsletter. A ye/a/nay vote was taken and the motion passed unanimously.

**President's Report** (Charlie Beard): A moment of silence was observed for long time WPOA former employee, Jennifer Drew, who recently passed away. President Beard gave a shout out to the WPOA Maintenance crew for their hard work cleaning up after the storm last Wednesday.

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

Operating funds

- The total operating income for the month of May was \$197,000.00.
- The total operating expense for the month of May was \$218,000.00 with no unexpected expenses.
- The operating fund balance at the end of May was \$1,262,154.64.
- The operating income for the year at the end of May was \$1,673,000.00 and that is 65% of the plan for 2022. The expected income at the end of May was 66% so we are 1% under budget.
- The operating expense for the year at the end of May was \$1,000,000.00 and that is 40% of the plan for 2022. The expected expense was 39% so we are 1% over budget.

Allocated Assessment Funds

- The income for allocated operating assessments in May was \$34,000.00.
- Assessment account expenditures in May totaled \$83,000.00 for Aqua Doc and down payment on Trac Hoe.
- The balance of all allocated assessment accounts at the end of May was \$1,221,117.09.

Invested Funds

- Invested reserves at the end of May totaled \$514,366.12.
  - ❖ Total cash on hand at the end of May was \$2,997,637.85.

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

- The spillway repair work was delayed until after Memorial Day weekend to avoid it interfering with the member's holiday weekend. They started on the Monday after and should be done by 17 June weather permitting. We will continue to monitor the spillway walls for movement but this should stabilize them.
- The Memorial Day weekend had a rough start with the weather but made a quick recovery with all the events that were planned. Thanks to maintenance for having everything ready to go along with the ladies' club and Amanda for their work planning some fun events.
- We continue to work on the rec area bathrooms with the new system and they should all be converted by the end of June.
- We are currently getting bids for this year's road paving program. Paving like everything has gone up dramatically over the last year but we still think we will complete what was planned in budget.
- Dredging has started again and is scheduled to continue into late October. Please give our barges room to operate they do not stop or turn on a dime. Because of the size and weight of the barges they have to maintain a certain speed to be able to control them.
- We removed approximately 552 cubic yards of silt in the month of May. We didn't get as many days to work dredging as we had hoped due to weather and using the equipment to clean up trees

that had fallen into the lake over the winter and during the ice storm. We should have our third barge running by the end of the month of June greatly increasing volume.

- *The dam repair work has been slowed by the amount of rain recently so it may take a few weeks longer to complete. Trustee Hewes asked Mgr. Cahall to expand on the work being performed at the dam. Mgr. Cahall explained that the walls in the spillway were beginning to lean in. The engineers collaborated with the ODNR to relieve the hydraulic pressure behind the walls. They are installing drains, weep holes and pins to keep water away from the walls. Overall, the walls have only moved 3” in the past fifty years and they report the dam is in good condition and this is being done to extend the life of the dam.*

**Security Report for May 2022 (Chief Callahan):**

|                   |      |                     |    |
|-------------------|------|---------------------|----|
| Calls for Service | 88   | Animal Complaints   | 18 |
| Arrests           | 0    | Dog                 | 14 |
| Reports           | 22   | Other (Beaver/Fowl) | 4  |
| Citations         | 3    | Grinder Pumps       | 18 |
| Warnings          | 2695 | Squad Calls         | 3  |
| Security Checks   |      | Fire Runs           | 0  |

**Gate Counts**

|                          |                              |
|--------------------------|------------------------------|
| RFID Front – 34,623      | Front Security Lane – 24,948 |
| RFID Rear Entry – 27,939 | RFID Rear Exit – 42,177      |

**Vehicle Information**

|              |           |                      |
|--------------|-----------|----------------------|
| Vehicle 1391 | Fuel 48.5 | Miles Driven 726     |
| Vehicle 1591 | Fuel 29.2 | Miles Driven 528.6   |
| Vehicle 2091 | Fuel 99.7 | Miles Driven 1,829.6 |

**Other News from Security**

- The Police Department saw an increase in juvenile complaints during the month of May. The department also saw an increase in assaults and fights in progress.
- The Police Department has hired Officer Kyle Adams, who has filled a vacant full-time position. The Police Department will now be operating with seven-day coverage.

**Other Committee Reports:**

**Building (Pete Levermore/Sean Moore):**

| Permit         | May       | Year to Date |
|----------------|-----------|--------------|
| Residence      | 7         | 29           |
| Dock/Boat Lift | 1         | 16           |
| Additions      | 1         | 3            |
| Repair/Replace | 2         | 14           |
| Pool           | 0         | 2            |
| Deck           | 3         | 8            |
| Garage         | 0         | 4            |
| Storage        | 2         | 7            |
| Boat Cover     | 0         | 0            |
| Carport        | 0         | 0            |
| Fence          | 3         | 9            |
| Misc           | 2         | 3            |
| <b>Totals:</b> | <b>21</b> | <b>95</b>    |

*Trustee Holt asked that Security report on live well checks as part of the catch and release policy. Mgr. Cahall with get with Chief Callahan.*

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

**Lake Advisory** (Todd Holt): There have been complaints about surfing on the lake. Trustee Holt asked the Board to consider allowing surfing in the middle of the lake. President Beard agreed that they will discuss it.

**Long Range Planning Committee** (Terry Borgman/Jim Hewes): Lake Capital Assessment account 2022-2026 5-year plan. WPOA Board action recommended in the annual Strategy report. Continue to support the need for equipment to continue dredging operations. Monitor the amount of material removed from the lake during the dredging removal season (target should be 8-12 loads per day or 220-250 barge loads per month). Support the recommendations of the Mad Scientist Report. Continue to support the number of fish added to the lake equal to the amount being added in 2022. Monitor lake expenditures to ensure that the goals and objectives are being met. Monitor and control the number of boats using the lake as the lake is becoming more crowded as the population in the community continues to grow. *VP Ellis stated that the study of sediment removal quantity is based on a number of variables aligning. Right now, we only have two barges running with a third being added soon. She doesn't want the community to believe that they are being negligent if these numbers are not met each month. Each Trustee is invested in this community. We have a meeting with the LRPC this month to discuss this topic.*

**Rules and Regulations** (Greg Stover/Pat Raleigh): We have been in a holding pattern while waiting for the attorney's feedback of the revised Covenants. We expect to hear from him this week and will be meeting to review the findings. They want the documents to be accurate.

**Unfinished Business:** The Board met with Ron Garland, Mike Napier and Ron Pearsall to discuss renovating the Marina Point. They envision it as a brewery type gathering space with tables and umbrellas, games and a firepit. Ron Garland spoke and said there will be no cost to the WPOA. Their initial budget is \$15,000 coming from fundraising events. The trees will be removed, the ground leveled, some sort of hard scape, such as gravel, spread out and posts placed with string lights. There would be no permanent structures and no dock additions. The Marina will do the maintenance of the area. At this point, there was discussion from the Board. VP Ellis would like to see more detailed plans and not have the process rushed. She wants it to be kept as a family-oriented place to visit and not a place to encourage drinking alcohol. Trustee Hewes agreed with Ellis and asked when the work would be done since families are using the area now. Garland said the work would begin once approved and continue throughout the year. Trustee Holt doesn't see the area used much besides for fishing. President Beard said the Board would continue to consider and discuss the project. Trustee Barton asked that Garland get with Mgr. Cahall to nail down the specifics, such as type of gravel, post materials and WPOA liability of a fire pit. The Board likes the idea but is wanting more details before voting on the project. Mgr. Cahall volunteered to work with Mike Napier to gather the information that the Board requested.

**New Business:**

- Mgr. Cahall asked, on the behalf of the Marina, for an open gate on July 23<sup>rd</sup> from 10a-7p to celebrate their 10 year anniversary. A yea/nay vote was taken and the motion passed with 6 yeas and one nay (Holt).
- A variance was presented by Pete Levermore from the Zoning committee. Lot #726 asked for a revision of their previously approved variance to include a 4" x 15' digout for a perpendicular boat slip instead of parallel.

**Motions & Resolutions:** A motion was made by Holt and seconded by Taylor to approve the variance requested by Lot #726. A yea/nay vote was taken and the motion passed unanimously.

**Community Organizations:**

- Civic Club (Michael LaPlante): We will have a meet and greet – summer picnic at the beach pavilion on Tuesday, July 26<sup>th</sup> at 6pm. Menu to be determined but you will have a chance to meet our members and learn what we do here at the lake and surrounding community. We will have Bingo Saturday June 25<sup>th</sup> and July 9<sup>th</sup>. Doors open at 6pm. Our next meeting is Tuesday June 28<sup>th</sup> in the Lodge. If you'd like to join the Civic Club, please give me a call at 937-689-7604 or email us at [civicclub@waynoka.com](mailto:civicclub@waynoka.com).

- Shawnee Women's Club (Margi Borgman): Margi Thanked everyone for their support of the rubber duck regatta and ice cream social. Waynoka Day is fast approaching. We will have a food and basket booths this year. As a club, we will be celebrating our 40<sup>th</sup> anniversary.
- Campground (Jerry Abbatiello): Would like to start a committee to address issues and improvements at the campground for the betterment of all. He is concerned about the motion to limit campsites, rising rates per night and would like to see their budget used for important needs. President Beard asked him to discuss his concerns with Board liaison Ken Crank.

**Board Comments and Concerns:** None

**Membership Compliments and Concerns:**

- Pastor Ron Schrolucke asked that a revision of his comments last month be made. He addressed that if the rumors that are circulating are true then they need to be dealt with immediately and honestly. Wrongdoing is not dealing with things and people in a truthful manner, not following bylaws and employee manual of the lake, giving special privileges to some, not being truthful and honoring your word. Those committing the wrongdoing of spreading a false rumor if not dealt with properly in a quick fashion will be brought to the light along with what they are doing wrong. It's a new day so make sure everything is on the up and up and the residents of the lake are your main concern for every decision made.
- David Adler – Complimented the significant improvement in the dock lottery. He offered his services to create a spreadsheet to help with dock switches, if allowed. He would also like the lake to keep working on removing abandoned boats and improving the lake for boaters.
- Bob Lipps – Owns a camper at the campground and has a home at the lake. He is upset about the motion restricting campsites to homeowners. There were no restrictions when he built his home six years ago.
- Tom Kizer – Would like to know how much sediment the lake receives from incoming water inlets. Mgr. Cahall said the Mad Scientist report on the website has that information. We also have the east end hydraulically dredged every 7-8 years to help with the sediment.
- Dave Palmer – The tennis/pickleball courts have cracks forming. He asked that maintenance be done to prevent them from becoming wider.
- Jim Seifert – Said the Board is doing a good job and that you can't keep everyone happy. He has noticed an increase in the number of kids driving golf carts and cars driving in excess of posted speed limits. President Beard asked Chief Callahan to make note of this.
- William Tracy - Owns a camper at the campground and is thinking of building a house on his property. He is discouraged by the motion that a homeowner cannot have a space at the campground. He likes to camp with his family and would hate to lose this privilege.
- Doris Kitchen – Noted that Lot #3185 is a lake owned property but is being used as a private beach area. President Beard stated that the Board will look into this.
- Jerry Abbatiello – Would like some of the dead trees in the campground addressed and notice given to camper owners when tree work will be performed so they can be present in case something happens to their camper. Mgr. Cahall said to get to some of the dead trees, campers would have to be removed so crews can work on them.
- Mike LaPlante – Reminded everyone that the point of order for the meeting is no applause unless for recognition purposes only.

**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 11:07am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary