

## WPOA Board of Trustees Saturday Meeting – 7/9/2022

*\*\*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, Crank, Ellis, Hewes, Holt, Moore, Taylor, Mgr. Cahall

Absent: Raleigh (ex.)

**Minutes:** Taylor made a motion and Hewes seconded to approve the 6/11/22 minutes as printed in the newsletter. A yea/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 June was \$161,000.00.
- The total operating expense for the month of June was \$210,000.00 with no unexpected expenses.
- The operating fund balance at the end of June was \$1,246,121.33.
- The operating income for the year at the end of June was \$1,834,000.00 and that is 72% of the plan for 2022. The expected income at the end of June was 73% so we are 1% under budget.
- The operating expense for the year at the end of June was \$1,169,000.00 and that is 47% of the plan for 2022. The expected expense was 49% so we are 2% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in June was \$16,000.00.
- Assessment account expenditures in June totaled \$6,000.00 for Aqua Doc and down payment on Trac Hoe.
- The balance of all allocated assessment accounts at the end of June was \$1,226,759.99.

Invested Funds

- Invested reserves at the end of June totaled \$514,388.92.
  - ❖ Total cash on hand at the end of June was \$2,987,247.44.

*Trustee Hewes stated that he has looked at the profit/loss statements from January-May and compared it to the monthly Treasurer's report printed in the newsletter. Income was off \$76,000 and expenses were off \$43,000. He brought the discrepancy to the Board and they discussed it. He explained that the Treasurer report is accurate from the day it was printed but that the numbers are not accurate for the month until the figures are reconciled at the end of the following month. He said the Board is looking to developing something to give more accurate information to the membership.*

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

- We removed 175 barge loads of silt (1050 cubic yards of silt) in the month of June with a goal for the month of 220. We did really well considering that the 220 number is based on running 3 boats. We have received our 3rd boat from a motor change on July 8th and we expect to exceed our goal moving forward to make up for the slow start due to lack of equipment, weather permitting. We expect to continue dredging operations until the end of October. The goal for this years dredging operation is 8,000 cubic yards removed.
- All the department heads are keeping a close eye on our budget and doing what they can to help offset inflation pressures and fuel cost but some things are just unavoidable. To this point in the year, we appear to be keeping it under control. The bigger challenge we have had this year is getting material and parts along with scheduling contractors to keep everything well stocked and operating.
- All the construction work has been completed on the dam spillway. All that is left is some cleanup and restoration of the grass. These items I expect to be completed very soon. This work should stabilize the spillway walls and allow them to stand another 50 years.

- We expect to accept a bid for the paving this year and the following roads are on the schedule for that paving in addition to repair on other roads: Shawnee Dr., Comanche Dr, Seminole Dr, Horse Shoe Cove, and Waynoka Cove. Our long-term plan is to continue to convert roads from chip and seal to asphalt while saving up money for the repaving of Waynoka Drive.

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

Calls for Service	93	Animal Complaints	18
Arrests	1	Dog	10
Reports	25	Other (Beaver/Fowl)	7
Citations	5	Grinder Pumps	31
Warnings	39	Squad Calls	3
Security Checks	86	Fire Runs	4
Campground Calls	19	Livewell Checks	32

**Gate Counts**

RFID Front – 16,776	Front Security Lane – 15,159
RFID Rear Entry – Not functioning	RFID Rear Exits – 34,148

**Vehicle Information**

Vehicle 1391	Fuel 43.2	Miles Driven 949.0
Vehicle 1591	Fuel 70.5	Miles Driven 1,018.8
Vehicle 2091	Fuel 100.7	Miles Driven 1,720.5

**Other News from Security**

- Marine Patrol for the month of June totaled 106 hours of patrol time, resulting in 33 verbal warnings, 5 boat tows, assisting with a sinking boat, and the retrieval of one abandoned canoe and one paddle boat.
- The Police Department began operating with seven-day coverage beginning in June. The department responded to numerous domestic violence calls, assaults and calls of disorderly conduct. The department continues to see a rise in juvenile complaints.
- Please help us ensure the safety of all children in the community and remember that you must have a valid driver's license to operate a golf cart, as well as any other under-speed vehicle in the lake. All golf carts and under-speed vehicles must be up to date with a visible 2022 WPOA windshield sticker.

**Other Committee Reports:**

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

Permit	June	Year to Date
Residence	0	29
Dock/Boat Lift	0	16
Additions	0	3
Repair/Replace	4	18
Pool	0	2
Deck	3	11
Garage	1	5
Storage	3	10
Boat Cover	0	0
Carport	0	0
Fence	2	11
Misc	1	4
<b>Totals:</b>	<b>14</b>	<b>109</b>

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

**Lake Advisory** (Todd Holt): Trustee Holt announced multiple times for people to be practicing for the Labor Day ski show. Sunday, Tuesday and Thursday evenings from 6pm to dark and Saturday and Sunday 7am to 10am. The practices will be occurring during the months of July and August. Please give the ones practicing space on the lake.

**Long Range Planning Committee** (Terry Borgman/Jim Hewes): None

**Rules and Regulations** (Greg Stover/Pat Raleigh): None

**Campground Committee** (Ken Crank/Carrie Paul): Secretary Crank introduced the members of the newly developed Campground Committee. Their charter is to make recommendations to the board on how to use the campground capital funds and to review and make recommendations to the Board on campground rules. Jerry Abbatiello thanked Paul and Marty for having a large tree taken down in the campground. He noted a few other concerns, such as two more dead trees, adjusting the shower curtains in the showers, vent fans needing replaced, boats in the campground boat parking area that do not have decals and/or if they belong to campers, a class on the AED located in the campground, homeowners being able to have a campsite, a notice for bikes to have lights and possibly a Halloween date change this year. The campground hosted a golf cart and bike parade. They handed out several bike lights during the event. President Beard responded that the Board has postponed enforcement of not allowing a homeowner to have a campsite so they can discuss solutions.

**Unfinished Business:**

- There was a consultant hired to review and provide specific information for the Marina Point Project as requested by the Board. Information was presented at the Board workshop. The Board liked the presentation and agreed to move forward with the project. The project will be privately funded and no WPOA funds will be used.
- Trustee Hewes asked the Board to revisit an issue brought up by Mrs. Kitchens at the previous meeting concerning a property owner infringing on WPOA property. They discussed it at the Monday workshop in more detail. Hewes said that the WPOA recognizes that property lines extend to the water even though property owner's lines are set back from the water. He wants to know if permission was given to the homeowner to extend their beach (add sand) to the left side of their property, thus infringing on WPOA property, plant grasses and install drainage tiles and why it looks so different from the 2012 property map. Mgr. Cahall said that the property map looks different because of the Marina parking lot expansion that happened a few years ago. Mgr. Cahall stated that no work was done by the WPOA or permission was granted to the homeowner to incorporate part of the WPOA property as if it were theirs. Treasurer Taylor stated that the beach sand erodes and is redeposited onto this area. President Beard said the Board has discussed this issue thoroughly and had no response. Secretary Crank asked Taylor that if his property sold, would he market that area as his? Taylor said no. Crank said that the area of Taylor's beach to the left is WPOA property and may be used by WPOA Members. Taylor said yes. Trustee Barton asked Mrs. Kitchen and Mr. Hewes what they would like to see done about it. Barton said Taylor has not done anything to the property, put in any permanent structures or prohibited anyone from using the property. Mrs. Kitchen and Mr. Hewes offered no solution or additional comments.

**New Business:** Two paving bids were submitted. One from Miller paving and one from Brown County paving. The Board agreed to accept the Brown County paving bid.

**Motions & Resolutions:** Motion #349 was made by Crank and seconded by Barton to approve and adopt amendments to the WPOA Restrictive Covenants (dated July 09, 2022) as proposed by the WPOA Committee on Rules and Regulations for a vote by the WPOA members in good standing at the following times and dates: Saturday, September 3, 2022 from 9am-12pm at the Waynoka Recreation Center and Saturday, September 10, 2022 from 9am-12pm at the Waynoka Recreation Center. A roll called vote was taken and the motion passed unanimously. *Information will be sent to property owners to review before voting.*

### Community Organizations:

- Chapel (Valerie Bullock) – We hold a service every Sunday with a great Pastor and good music. We are a non-denominational church. All are welcome to attend.
- Civic Club (Michael LaPlante) – The Lake Waynoka Civic Club will have a “Meet and Greet – Summer Picnic” at the Beach Pavilion on Tuesday, 26 July 2022, 6pm. Attendees will have a chance to meet our members and learn what we do here at the lake and surrounding community. There will be Waynoka Day Festival Bingo, Saturday, 16 July 2022, from 1-5 in the Lodge. We will also have Bingo Saturday, July 23<sup>rd</sup> and August 13<sup>th</sup> and 27<sup>th</sup> at the regular times. (Doors open at 6pm, Bingo starts at 7pm. Our next meeting is Tuesday, 23 August 2022 in the Lodge. If you would 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 Ladies Club (Margi Borgman) – Save the date, Bunco on September 22<sup>nd</sup> at 2pm. All past and present ladies club members are invited to come and play. Drinks and snacks will be available. RSVP to Debbie Roberts at 515-604-7026. The Holiday Extravaganza (Craft Show) will be on October 29<sup>th</sup> from 9am-3pm. Trish Pottinger is the Chairperson and can be reached at 513-320-1294. Light up the Lake will be on December 10, 2022. Our next meeting is Wednesday, August 3<sup>rd</sup> in the Lodge. All ladies are welcome.

### Board Comments and Concerns:

#### Membership Compliments and Concerns:

- Bill Whitehouse – Owns a home and a campsite. Why should homeowners have less rights and amenities? Everyone should wait their turn on the waitlist for campsites. Motion #306 should be repealed. President Beard stated that the Board is reviewing this motion.
- Mike Woods – See big trucks and many cars not stopping at the 3-way stop and is concerned someone is going to get hurt. He believes the police should patrol that area of concern more. He also wanted to know why the Chief Callahan is permitted to take the cruiser home. President Beard said that he authorized it. It is in the Chief’s contractual agreement. The Chief has many places to go daily to conduct business and he is able to be here quicker in the event of an emergency.
- Jerry Abbatiello – Asked about toxic blue/green algae since other lakes are having issues and is Aqua Doc testing for it. Mgr. Cahall stated that no blue/green algae has been found in our lake and that Aqua Doc tests for it. They are not allowed to treat it and it is required that they report it. The addition of grass carp are taking care of most of the grass.
- William Tracy – Would like to build a home on his property but is concerned about losing his campsite. He believes people should be able to have both as a dues paying member of the community.
- Nancy Hewes – Believes the Board does not support the community. She stated that from January-April, the accounting books have been reconciled and that \$118,000 is missing. She wants to know where the money is. She stated that we should have professionals doing the monthly accounting reports and not ones who have been trained on the job as they sometimes put the numbers in the wrong budget line items. Treasurer Taylor stated that Trustee Barton is a CPA and is on the Finance Committee. **Trustee Barton stated he had our accountant go through the books and they found no issues. There is no missing money.** The monthly Treasurer Report is not a financial statement. The Treasurer report is accurate the day it is printed and accounts cannot be reconciled until the end of the following month.
- Michael LaPlante – Would like an update about the fire gate. Mgr. Cahall said the Board gave him permission to begin widening the entrance and bring the gate in so the emergency vehicles can get completely off the road. On Monday, the new locks will go on the gate and keys have been distributed to both firehouses. The gate was originally installed as an entrance only. We have no problem with emergency personnel using it to respond to runs but they must take time to lock it on their way out.

- Sandy Beard – Proud of the Board. They are not corrupt. They are honest and try their best. She has seen the erosion at Vern's beach firsthand. She also said that campers get free water and electric which is why their dues have gone up.
- Chris Kiser – Addressed the need for pickleball court repair and the Marina taking up too many parking spots in the parking lot making it hard for people to use the Pavilion.

**Adjournment:** The motion to adjourn was made by Taylor and seconded by Crank. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 10:56am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary