

## WPOA Board of Trustees Saturday Meeting – 9/10/2022

*\*\*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, Holt, Moore, Raleigh, Taylor, Mgr. Cahall

**Minutes:** President Beard asked that the printed minutes in the newsletter be amended due to a punctuation error. The minutes read, *The Police Department responded to numerous domestic violence calls, assaults, and calls of disorderly conduct and an increase in noise complaints from the campground.* There should be two sentences. **The Police Department responded to numerous domestic violence calls, assaults, and calls of disorderly conduct. There was an increase in noise complaints from the campground.** Taylor made a motion and Crank seconded to approve the 8/13/22 minutes as amended. A yea/nay vote was taken and the motion passed unanimously.

**President's Report** (Charlie Beard): There is an opening on the WPOA Board. We hope to fill this position in October. Applications are available in the WPOA Office and are due by September 26<sup>th</sup> at 4pm. A lake community in North Carolina, similar to our size, is very impressed with how our lake is run. A Board member there has asked for further information on how we do things and might even schedule a visit.

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

Operating funds

- The total operating income for the month of August was \$110,000.00.
- The total operating expense for the month of August was \$222,000.00 with unexpected expenses of \$8,000 for shower replacement in the Rec Center.
- The operating fund balance at the end of August was \$953,911.79.
- The operating income for the year at the end of August was \$2,120,000.00 and that is 83% of the plan for 2022. The expected income at the end of August was 83% so we are right on budget.
- The operating expense for the year at the end of August was \$1,774,000.00 and that is 70% of the plan for 2022. The expected expense was 69% so we are 1% over budget.

Allocated Assessment Funds

- The income for allocated operating assessments in August was \$7,000.00.
- Assessment account expenditures in August totaled \$5,000.00.
- The balance of all allocated assessment accounts at the end of August was \$1,140,204.46.

Invested Funds

- Invested reserves at the end of August totaled \$514,837.73.
  - ❖ Total cash on hand at the end of August was \$2,608,953.98.

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

- We removed 260 barge loads of silt (1560 cubic yards of silt) in the month of August with a goal for the month of 220. We did really well running operations 21 of the possible 23 days. We have removed 713 barge loads of silt (4278 Cubic yards) so far this year. We will continue dredging operations until the end of October.
- Our networks as of this meeting are back up and operating except for the following items. The online members portion of our website and our ability to issue new RFID stickers. Watch the website and Facebook for updates on when these two items come back online.
- Maintenance has started taking down the pools for the winter and we a contractor coming in to do some repairs on the Kiddie pool.
- The upgrades to the outside of the Lodge have been completed and I think it turned out really good.
- The dam project has been completed we only waiting on the final billing for the cost. I believe this is going to come in under budget. I will have an update on it next month.
- I reported to the board that we have completed the replacement of boat motors for our dredge and security boats. We were only budgeted for 3 new motors but by selling the old motors we were able to get 4 and stay under budget. All of our boats now have new Honda motors on them.
- We completed the replacement of the shower facilities in the recreation center. The new showers are better than what was originally in the building.

- We renewed our contract with Suburban Propane for another year. They gave us a very competitive price.
- The Restaurant has requested a new floor in the kitchen area and provided a bid for the project. The board has taken this under advisement and will determine if this project will be undertaken.
- *Mgr. Cahall addressed the computer issues and said it is impossible to hack property owners' personal information. We do not store credit card or social security numbers on file. The only thing in our system is a property owner's name and address.*
- *We hope to have the Lake Waynoka site fully operational by the end of the week. The only thing we cannot do at this time are RFID cards and online pay.*

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

*There was no security report for August due to the computer issues. We will be posting August and September next month.*

|                   |  |                     |  |
|-------------------|--|---------------------|--|
| Calls for Service |  | Animal Complaints   |  |
| Arrests           |  | Dog                 |  |
| Reports           |  | Other (Beaver/Fowl) |  |
| Citations         |  | Grinder Pumps       |  |
| Warnings          |  | Squad Calls         |  |
| Security Checks   |  | Fire Runs           |  |
| Campground Calls  |  | Livewell Checks     |  |

| Gate Counts                               |                            |
|---|----------------------------|
| <i>RFID Front</i>                         | <i>Front Security Lane</i> |
| <i>RFID Rear Entry</i><br>Not functioning | <i>RFID Rear Exits</i>     |

| Vehicle Information |             |                     |
|---------------------|-------------|---------------------|
| <i>Vehicle</i>      | <i>Fuel</i> | <i>Miles Driven</i> |
| 1391                |             |                     |
| 1591                |             |                     |
| 2091                |             |                     |

**Other Committee Reports:**

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

| Permit         | August    | Year to Date |
|----------------|-----------|--------------|
| Residence      | 3         | 34           |
| Dock/Boat Lift | 5         | 24           |
| Additions      | 1         | 7            |
| Repair/Replace | 0         | 22           |
| Pool           | 0         | 2            |
| Deck           | 0         | 12           |
| Garage         | 4         | 9            |
| Storage        | 2         | 14           |
| Boat Cover     | 0         | 0            |
| Carport        | 0         | 0            |
| Fence          | 2         | 15           |
| Misc           | 2         | 6            |
| <b>Totals:</b> | <b>19</b> | <b>145</b>   |

**Election Inspectors/Nominating** (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): Nan McHugh presented the following election schedule for the Boards approval. *Please see Motions and Resolutions below.* In accordance with the Code of Regulations, Article IV, the following dates and deadlines will be in effect for this year's Board of Trustees election:

- Saturday, September 10 Election Timeline approved by the Board
- Monday, September 26 Candidate applications must be received in the Administration office by 4 pm
- Monday, October 17 Last date for members to settle outstanding fees and dues to be eligible to vote
- Tuesday, October 18 Mailing labels and list of eligible voters printed

Thursday, October 20     Ballots mailed by this date  
Monday, November 28     Ballots must be received in Administration office by 4 pm  
Friday, December 2        Votes counted by this date

**Lake Advisory** (Todd Holt): None

**Long Range Planning Committee** (Terry Borgman/Pat Raleigh): None

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

**Campground Committee** (Ken Crank/Carrie Paul): A survey monkey was sent to campers and their number one concern is drainage. After dredging stops, the committee would like to have maintenance clean out the drains and do some trenching to guide water to the drains. They would also like an Engineer to look at the campground and offer suggestions on how to improve drainage.

**Unfinished Business:** President Beard announced that the Board has been discussing repealing Motion #306. At this time, the Board has requested additional information from the campground manager and the campground committee. The information will be reviewed at the October workshop and monthly WPOA meeting.

**New Business:** Trustee Holt questioned why the Mt. Orab EMS could not enter the back gate during a squad run. Mgr. Cahall stated that there is a specific siren that will automatically open the gate. He also said that all nearby Fire/EMS stations were told they could pick up an RFID sticker. Mt. Orab and Georgetown never picked one up. Usually, the rear gate can be opened by security but we were not able to do so because of the computer issues. Those squads are welcome to swing by and pick up RFID stickers.

**Motions & Resolutions:** Crank made a motion and Moore seconded to approve the election timeline as proposed by the Election Committee. A yea/nay vote was taken and the motion passed unanimously. *Please see the Election Committee report listed above for details.*

**Community Organizations:**

- Civic Club – Bingo tonight 7pm.
- Chapel – There is a prayer garden with a bench off the driveway to the Chapel. It is there 24/7 for those who may need to reflect or pray. All are welcome to use it. President Beard stated that it is very nice.
- Shawnee Women’s Club – Sept. 21 is the Veteran’s Picnic from 10-2 at the Marina Pavilion. There will be 14 Veterans from the home in Georgetown. There will be lunch, fishing and games. All Lake Waynoka Vets are welcome to attend. September 22<sup>nd</sup> is Bunco Day. All ladies are welcome to attend. The fun starts at 2pm. Snacks and drinks provided. Cost is \$5.00. RSVP to Debbie Roberts 513-604-7026. The Holiday Extravaganza is October 29<sup>th</sup> from 9-3 in the Rec Center and Lodge. All spaces are spoken for so there will be plenty of items to choose from. Lunch will be served at 10am with chicken salad croissants, hot dogs and chips. Light up the Lake is December 20<sup>th</sup> from 6-8. The caravan will begin at 6pm and leave from the Lodge.

**Board Comments and Concerns:** None

**Membership Compliments and Concerns:**

- Bill Whitehouse - Thanked the Board for revisiting Motion #306 but feels they have no right to limit amenities to property owners. Vice President Ellis said that the Board voted on Motion #306 with the information they had at the time to try to make the campground accessible for all property owners to enjoy. She is looking forward to reviewing the new information at the next workshop to make an informed decision about repealing Motion #306.
- Valerie Bullock – Since we are so close to an election, she would like to see four positions filled in April. President Beard said that the Blue Book allows them to fill the position now if they choose.
- Kim Kramer – Member of the campground committee. We are gathering information/facts to present to the Board at their next workshop. We appreciate that they are considering repealing Motion #306.
- Bob Lipps – Would like to see Motion #306 repealed. He has spent a lot of money fixing up his campsite.
- Bill Tracy – Is for the Board repealing Motion #306. He would like to build a home on his lot but does not want to give up his campsite.
- Scott Levermore – Thanked Mgr. Cahall, AJ and the WPOA staff for keeping things going during a very trying week.
- President Beard presented a letter from a member concerning wake boats. He will email it to all members of the Board and will pass it along to the Lake Advisory Committee.

**Executive Session:** At 10:31am, Taylor motioned and Raleigh seconded to enter into Executive Session to discuss a personnel issue. A yea/nay vote was taken and the motion passed unanimously. At 10:51am, Taylor motioned and Crank seconded to exit the Executive Session. A yea/nay vote was taken and the motion passed unanimously.

**Adjournment:** The motion to adjourn was made by Taylor and seconded by Crank. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:52am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary