

WPOA Board of Trustees Saturday Meeting – 10/8/2022

***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: Holt made a motion and Taylor seconded to approve the 9/10/22 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): The Board has chosen Jim Marck to fill the open seat on the Board. A motion was made by Holt and seconded by Taylor to choose Jim Marck to fulfill the Trustee vacancy. A roll call vote was taken and the motion passed unanimously. Election Inspector Dave Patton led Mr. Marck in the Oath of Office.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of September was \$109,000.00.
- The total operating expense for the month of September was \$231,000.00 with no unexpected expenses.
- The operating fund balance at the end of September was \$746,250.38.
- The operating income for the year at the end of September was \$2,231,000.00 and that is 87% of the plan for 2022. The expected income at the end of September was 87% so we are right on budget.
- The operating expense for the year at the end of September was \$1,913,000.00 and that is 76% of the plan for 2022. The expected expense was 77% so we are 1% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in September was \$5,000.00.
- Assessment account expenditures in September totaled \$185,000.00. This was for annual paving, Lodge update and new boat motors.
- The balance of all allocated assessment accounts at the end of September was \$984,966.65.

Invested Funds

- Invested reserves at the end of September totaled \$514,870.54.
 - ❖ Total cash on hand at the end of September was \$2,246,087.57.

Manager's Report (Paul Cahall):

- We plan to bring the lake down 5 to 7 feet this winter for dock and shoreline work. The Valve will be opened between 15 and 30 November determined by the needs of the WRWSD. Please plan accordingly for getting your boats out of the water for the winter.
- The new Restrictive Covenants approved by membership vote has been recorded at the county Recorder's office.
- We removed 202 barge loads of silt (1,414 cubic yards of silt) in the month of September with a goal for the month of 220. We did really well running operations 20 days. We could only run 2 barges for 5 days due to a personnel shortage. We have removed 915 barge loads of silt (5692 Cubic yards) so far this year. We will continue dredging operations until the end of October.
- Our computer networks as of this meeting are back up and operating except for the following item. The online members portion of our website for bill pay and that has been delayed by the change over from Breyer cable to Spectrum. We plan to completely back to normal by the end of next week.
- Maintenance has taken down the pools for the winter. The contractor has completed the repairs to the Kiddie pool.
- Work on the 2023 budget continues with weekly meetings of the finance committee. With inflation running between 8 and 10% it is going to be challenging predicting cost for next year.
- The WPOA Personnel Policies Manual is back from review with the attorneys. Recommended changes will be reviewed with the Board and we hope to have a new manual out to our employees by the end of the year.
- The emergency fire gate being left open continues to be an issue. Chief Callahan will address this issue with the Russellville fire chief. The fire gate improvement project is on hold until this issue is addressed.

- I met with an engineer this month to take a look at drainage issues in the campground. He brought forward some things we were unaware of and had some suggestions. They will be sending a report with recommendations and cost estimates to improve drainage in the area.

Lake Waynoka Police & Security Report for September 2022 (Chief Callahan):

Calls for Service	81	Animal Complaints	26
Arrests	1	Dog	24
Reports	32	Other (Beaver/Fowl)	2
Citations	5	Grinder Pumps	29
Warnings	30	Squad Calls	7
Security Checks	134	Fire Runs	2
Campground Calls	23	Livewell Checks	35

Gate Counts	
<i>RFID Front</i> 27,655	<i>Front Security Lane</i> 19,211
<i>RFID Rear Entry</i> Not functioning	<i>RFID Rear Exits</i> 36,381

Vehicle Information		
<i>Vehicle</i>	<i>Fuel</i>	<i>Miles Driven</i>
1391	49.85	947.6
1591	162.5	2,275.2
2091	n/a	n/a

Other Information from Police and Security

- **Reminder:** The Ohio State issued burn ban began on October 1, 2022 and will remain in effect through the month of November per Ohio Revised Code section 1503.18. Open burning continues to be prohibited across the state from the hours of 6:00am-6:00pm. Signs for the burn ban have been posted at the front and back gates. Members who plan to burn during allowed hours are to report the activity to security prior to any burning. For more information, please visit <http://ohiodnr.gov/>.
- The Police Department has been made aware of numerous cases of unreported possible criminal activity through either third-party sources or from first party sources that have posted fliers. Contact with numerous individuals has been attempted without returned communication. The Police Department wants to stress that reporting criminal activity and victim cooperation is needed to properly investigate any possible crimes in the community. The P.D. cannot assist or investigate any of these matters without a victim reporting a possible crime to a police officer. We ask for your assistance and communication to ensure the safety of all residents, visitors, and property in the community, however this can only be done by reporting activity. The Police Department is here to assist in any way possible, and to help ensure the community remains a safe and pleasant place to live and visit. We thank you in advance for your cooperation.

Other Committee Reports:

Building (Pete Levermore/Sean Moore): None

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): Applications from 9 candidates for the 2022 WPOA Board of Trustees election have been accepted. The candidates are: Rob Bynum, Scott Dabe, Sue Eads, Kelly Faas, Todd Holt, Sean Moore, James Prather, Pat Raleigh, and James Siefert. Ballots will be mailed to members in good standing on October 19. *After the meeting, Nan McHugh received notice that Scott Dabe withdrew his application. There will be 8 candidates to choose from with three being appointed. Please review the candidate's statements in the newsletter.*

Lake Advisory (Todd Holt): None

Long Range Planning Committee (Terry Borgman/Pat Raleigh): The LRPC is preparing a three-part study for the WPOA.

Part 1: The WPOA approved a 2022 budget for the three Capital Assessment accounts (improvements, lake and roads) in January 2022. A fee was charged to the homeowners in their annual invoice. The committee reviews the actual costs and the remaining costs through 2022 and reconciles the approved budget in October. The WPOA board acknowledges the status of the current costs.

Part 2: The LRPC and General Manager proposed 2023 budget projects in each capital assessment accounts in November. The committee presents the Capital Assessments to the Board at the Managers meeting on the first Monday prior to the December Monthly Board meeting. The WPOA board reviews the proposed projects and discusses the project needs with the General Manager and the committee. The WPOA board approves the projects and assessment fees for the 2023 year only in January 2023.

Part 3: The committee studies proposed projects in January to March timeframe (years 2023-2027) to have an understanding that the WPOA has the funding to support the proposed capital assessment projects needed to support the community needs. Report is required in April 2023. The committee continues to support the board with the Lodge Feasibility study. They are conducting a study about the cost of a possible project for the future. The LRPC and the Board committee prepared a guideline, Emergency Action Plan (EAP) in 2017. The purpose of the document is to define who, what, where, when, and why the WPOA community react if an emergency occurred. The WPOA board approved the report in 2017. The report is located on the Lake Waynoka website. Under Documents, Public Safety/Misc, Emergency Action Plan. It is a comprehensive review of steps to take when an emergency might occur. We would like to point out that the membership involvement is emphasized prior to the board taking actions to resolve the emergency. PLEASE READ THE REPORT. *Please read the report in the agenda handout.*

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

Campground Committee (Ken Crank/Carrie Paul): We appreciated the Board listening to the data and information Kim and I presented at the Monday workshop concerning Motion #306 and #345. The Board had considered voting on repealing the motion but has decided to discuss other options, amendments, and solutions to the situation. We are happy to continue working with the Board and provide input. We are hoping that a decision can be made in November or December. We are happy that the Board is looking into the drainage issues at the Campground. Paul met with the Engineer and is gathering recommendations on how to improve drainage and the costs. Thank you, Paul, for everything you have done to alleviate issues in the Campground. We would like to invite all the clubs, committees, and residents to join the Halloween event on October 15th from 5-6:30pm to pass out candy. There is room for you to set up in the Pavilion.

Unfinished Business: None

New Business:

- The Board is still gathering information and discussing Motion #306.
- There was a motion to replace the lighting in the gym at the Rec Center to LED lighting. Mgr. Cahall expects this change to pay for itself in two years. The money will come from the 2022 Rec Center budget. *Please see below.*

Motions & Resolutions: A motion was made by Taylor and seconded by Raleigh to replace the Rec Center gym lighting with LED lighting at a cost of \$3,500. A yea/nay vote was taken and the motion passed unanimously.

Community Organizations:

- Civic Club (Michael LaPlante) – Bingo tonight.
- Art Club (Joanne Edwards) – Uncorked on Canvas tickets are on sale for \$30. The date is November 19th with a limit of 30 people.
- Chapel (Valerie Bullock) – Sunday services. All are welcome.
- Shawnee Women’s Club (Margi Borgman) – Thank you to everyone who helped with the Veteran’s picnic. They had a great time. Please see information in the newsletter about Bunco. The Holiday Extraveganza is on Saturday, October 29th from 9-3. On December 1st, we will be putting up a community Christmas tree in the Lodge. We encourage everyone to bring an ornament to decorate the tree. Light Up the Lake is scheduled for December 10th. Everyone is invited to participate in the caravan looking at decorated houses. Mr. and Mrs. Claus will be making an appearance. There will be hot chocolate and cookies. Look for more information in the newsletter.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Bob Rickling – inquired about the LRPC report. He has heard that we are building a new Lodge at the Marina. Terry Borgman explained that we have three capital accounts: improvements, lake/dam and roads. There will be more information coming up as we meet with Mgr. Cahall to work on the 2023 budget. Mgr. Cahall said that, thus far, the Lodge replacement is in the fact-finding stage and that no decisions have been made concerning the Lodge.
- Margi Borgman – explained that we have many new members running for the WPOA Board and reminded them that no political signs are permitted in yards per the Blue Book. She also said that the Rules and Regulations changes were posted in the newsletter. Mgr. Cahall said that the updated Restrictive Covenants can be picked up in the Office.
- Scott Harper – Made a suggestion to alleviate some of the dredging we have to do mainly at the northeast end of the lake. Installing a retention pond on the east side of Waynoka Drive will catch a lot of the silt before it ever enters the lake. President Beard asked Manager Cahall to look into it.

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 10:23am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary