

## WPOA Board of Trustees Saturday Meeting – 12/10/2022

*\*\*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.*

Vice President Ellis 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, Crank, Ellis, Marcks, Moore, Raleigh, Taylor, Mgr. Cahall

Absent: Beard and Holt. Both were excused.

**Minutes:** Taylor made a motion and Moore seconded to approve the 11/12/22 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

- November total operating income was \$63,000.00.
- November total operating expenses were \$162,000.00 with no unexpected expenses.
- Operating fund balance at the end of November was \$576,650.73
- Operating income for the year at the end of November was \$2,432,000.00. That is 95% of the plan for 2022. Expected income at the end of November was 96% so 1% under budget.
- Operating expense for the year at the end of November was \$2,384,000.00. That is 95% of the plan for 2022. Expected expense at the end of November was 93% so 2% over budget.

Allocated Assessment Funds

- Income for allocated operating assessments in November were \$25,000.00
- Assessment account expenditures in November totaled \$26,000.00 We bought a new Snow Plow and completed fish stocking on the lake.
- Balance of all allocated assessment accounts at the end of November were \$983,177.23

Invested Funds

- Invested Reserves at the end of November totaled \$515,455.72  
Total cash on hand at the end of November was \$2,075,283.68

*Vice President Ellis thanked Treasurer Taylor, Mgr. Cahall and the Finance Committee for all their hard work on the 2023 budget.*

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

- This year has been a very challenging year for the staff getting items they need and the lake financially with almost 10% inflation and supply chain issues. Through the hard work of our staff, we have managed to get everything we needed sometimes delayed, to keep everything going and stay within the budget set for the year.
- We plan to bring the lake down 5 to 7 feet this winter for dock and shoreline work. The Valve is now open and should remain open until about mid-February.
- The WPOA Personnel Policies Manual is back from review with the attorneys. Recommended changes were reviewed with the board. During review the board had some questions for the attorneys and we are awaiting their reply.
- Maintenance completed the installation of the slide at Little Turtle. More work to do there over the winter but the biggest part has been completed.
- We have been having weekly meetings with the LRPC working on the short- and long-term capital budget. A rough draft of this budget has been presented to the board and should be finalized and past at the January monthly meeting.

- After our meeting at the east end of the lake last month, maintenance has cleared an area and installed a second silt catch area. The removal of the trees and smoothing of the terrain will make it much easier to access the area for ongoing work in the area. We have also contacted the MAD Scientists for another visit to get recommendation on what else we may be able to do with silt mitigation in this area.
- The WRWSD restarted the water plant and we are back on our own water as of December 5th.
- *Kroger will be ending all of its delivery pickup locations beginning January 1st.*

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

Calls for Service	58	Animal Complaints	16
Arrests	2	Dog	13
Reports	27	Other (Beaver/Fowl)	3
Citations	1	Grinder Pumps	30
Warnings	14	Squad Calls	6
Security Checks	94	Fire Runs	2
Campground Calls	4	Livewell Checks	7

**Vehicle Information**

Vehicle	Fuel (gallons)	Miles Driven
1391	38.5	541.9
1591	160.2	2,121.4
2091	n/a	n/a

**Gate Counts**

<i>RFID Front</i> 13,230	<i>Front Security Lane</i> 8,793
<i>RFID Rear Entry</i> Not functioning	<i>RFID Rear Exits</i> 22,474

**Other Information from Police and Security**

The Ohio State burn ban was officially lifted at midnight on December 1, 2022. During the month of November, the Police Department saw an increase in impaired subjects, and violent offenses. All situations were handled professionally and were resolved without any injuries reported to officers or subjects. Charges have been filed, and all subjects are innocent until proven guilty. Investigations on these incidents will continue to ensure the safety of the community.

**Other Committee Reports:**

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

Permit	November	Year to Date
Residence	2	40
Dock/Boat Lift	5	37
Additions	1	10
Repair/Replace	1	25
Pool	0	2
Deck	1	14
Garage	2	14
Storage	2	17
Boat Cover	0	0
Carport	0	0
Fence	3	21
Misc	0	8

<b>Totals:</b>	<b>17</b>	<b>188</b>
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Lot #3194 submitted a variance for a double boat slip 4' x 28' digout. Please see Motions & Resolutions below.

**Election Inspectors/Nominating** (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): The Election Committee announced the results of the WPOA Board of Trustees election. There were 8 candidates and the results were very close. Sean Moore was re-elected. Rob Bynum and Sue Eads were elected. All will be sworn in at the annual WPOA meeting in April. *Vice President Ellis congratulated those elected.*

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

**Long Range Planning Committee** (Terry Borgman/Pat Raleigh): 1. The committee has finished a review of the 2023 Capital assessment report. The three capital 2023 assessment accounts are being reviewed by the WPOA Board in December 2022 and will be voted upon in the January Monthly WPOA meeting. The proposed projects are: Roads - Asphalt paving, replacing culverts under roads, and crack sealing; Lake - 6 months of dredging, Aqua Doc treatments of algae, shoreline protection, restocking of fish, general dock repairs and the replacement of the Hiawatha Dock.; Improvements - Replacement of the exterior features of the Rec Center exterior, replacement of a major HVAC unit of the gym, maintenance and repair of exercise equipment, roofing for the Lounge and Pool buildings, replacement of the indoor pool filters and maintenance, replacement of a bush hog used for mowing, replacement of a major piece of maintenance 20 year old equipment and a salt box spreader used on a pickup truck for winter maintenance. 2. We continue to review professional services to determine the cost of a new project at the direction of the WPOA Board. 3. The long-range plan includes a sediment prevention plan project in 2024-2025. The GM at the direction of the board, will investigate with an engineering consultant. The purpose of the evaluation is to minimize sedimentation flowing into the Atoka, Kiddie Coral and Straight Creek from the upstream watersheds of the lake. 4. Recently, existing sediment ponds were cleaned out upstream of Lake Waynoka drive at the east end of the lake. 5. The committee continues to study the community increasing population trends and its impact on the community in the future.

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

**Campground Committee** (Ken Crank/Carrie Paul): None

**Unfinished Business:** None

**New Business:** Two motions were made. *Please see Motions & Resolutions below.*

**Motions & Resolutions:**

- Motion #351 was made by Taylor and seconded by Marcks. It is moved that:
  1. In Rules and Regulations Volume 2, section II New Residence, add item 19 as follows:
    - a. While site drainage and sump pump discharges must be directed away from planned residence, they are also not to be redirected inappropriately.
  2. In Rules and Regulations Volume 2, section IV Detached Garage, change item 4 to read as follows
    - a. The roof of the garage shall match the predominant composition, material and color of the residence roof.
  3. In Rules and Regulations Volume 2, section V Storage Buildings, change item 5 to read as follows.
    - a. The roof of the storage building shall match the predominant composition, material and color of the residence roof.
  4. In Rules and Regulations Volume 2, section VI Boat Covers, change item 8 to read as follows.
    - a. The roof of the boat cover shall match the predominant composition, material and color of the residence roof.
  5. In Rules and Regulations Volume 2, section VII Decks, Covered Decks, Gazebos, change item 4 to read as follows:

a. The roof of a gazebo, or deck (if not attached to the house) shall match the predominant composition, material and color of the residence roof.

*Discussion: Building/Zoning Chair P. Levermore said the reason for the changes is there is nothing specific about roofing and the reason for the motion is to clarify those guidelines.*

A roll call vote was taken and the motion passed unanimously.

- Motion #352 was made by Barton and seconded by Moore. It is moved to accept proposed 2023 budget with \$2,676,867.07 in income \$2,622,816.34 in expenses with an expected surplus of \$54,050.73 The budget includes the following changes in the dues, and fee structure:
  - Dues: increase \$10.00 from \$410.00 to \$420.00.
  - Multi Lot Fee: \$5.00 from \$105.00 to \$110.00.
  - Homeowner fee: increase \$5.00 from \$170.00 to \$175.00.
  - Annual Mowing fees. Increase \$10.00 from \$90 to \$100.00
  - Guest Cards. No increase
  - RFID stickers. \$5.00 increase from \$10.00 to \$15.00
  - Annual dock rental. No increase
  - Annual boat, golf cart, UTV, registration. Increase \$5 from \$50.00 to \$55.00
  - Winter camper storage fees. \$25 increase from \$150.00 to \$175.00
  - Camping fees. \$1.00 per night increase.
  - Temporary campsites. No increase

*Discussion: Taylor asked about Annual Dock Rental increases. Mgr. Cahall stated that there were no increases this year.*

A roll call vote was taken and the motion passed unanimously.

**Community Organizations:** Shawnee Women's Club (Margi Borgman): We meet at the Lodge the first Wednesday of the month at 10am. She encouraged everyone to bring and date an ornament to place on the community Christmas tree near the fireplace at the Lodge. We are organizing a meeting with all club presidents to put their events on a calendar for the year 2023. Thank you to everyone who helped decorate the Lodge. Thank you to AJ for being very helpful in the absence of the Events Coordinator. Sue Levermore promoted Light up the Lake event on December 10th.

**Board Comments and Concerns:** None

**Membership Compliments and Concerns:**

- Dave Palmer thanked Mgr. Cahall and the Maintenance crew for repairing the outdoor pickleball courts and updating the lighting in the gym.
- Steve Meese questioned the updating of the yellow book and what that will mean for those who have violated it prior to the updates. Mgr. Cahall said he has a list of current violations and is working with homeowners to have those violations corrected. Mgr. Cahall said that all permits previously issued were specific regarding materials and colors.
- Valerie Bullock expressed her concern about the inactivity concerning the fire gate. Secretary Crank said the Board has addressed this topic at several meetings. The Russellville Fire Department is not returning calls nor have they presented any suggestions. The biggest issue is the gate being left open when it is used as an exit which was never the intent when it was created. Vice President Ellis stated that there are funds set aside and we are paying for a gated community. It is a risk for property owners when the community is not secured. Treasurer Taylor asked and was told that the side fire gate is the least used gate when emergency personnel are responding to calls.

**Executive Session:**

- At 10:28am, Taylor made a motion and Raleigh seconded to move into executive session to discuss personnel. A roll call vote was taken and the motion passed unanimously.

- At 10:32am, Crank made a motion and Taylor seconded to move out of executive session. A roll call vote was taken and the motion passed unanimously.

**Adjournment:** The motion to adjourn was made by Crank and seconded by Taylor. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:33am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary