

WPOA Board of Trustees Saturday Meeting – 1/14/2023

***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: Beard, Crank, Ellis, Marck, Moore, Raleigh, Taylor

Absent: Barton, Holt and Mgr. Cahall. All were excused.

Minutes: Taylor made a motion and Raleigh seconded to approve the 12/10/22 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): An ad hoc committee was formed with three WPOA trustees, Chief Nie and Jackson Township Trustees to talk about the fire gate. Their first meeting will be Monday at the Township Trustee office.

Treasurer's Report (Vern Taylor):

Operating Funds

- December total operating income was \$67,000.00.
- December total operating expenses were \$198,000.00 with no unexpected expenses.
- Operating fund balance at the end of December was \$510,218.17.
- Operating income for the year at the end of December was \$2,500,000.00. That is 99% of the plan for 2022. Expected income at the end of December was 100% so 1% under budget.
- Operating expense for the year at the end of December was \$2,586,000.00. That is 103% of the plan for 2022. Expected expense at the end of December was 100% so 3% over budget.

Allocated Assessment Funds

- Income for allocated operating assessments in December were \$3,000.00
- Assessment account expenditures in December totaled \$8,000.00
- Balance of all allocated assessment accounts at the end of December were \$904,742.47.

Invested Funds

- Invested Reserves at the end of December totaled \$515,477.81.
Total cash on hand at the end of December was \$1,930,438.45.

Manager's Report (Paul Cahall):

- As many of you may have noticed, we have been having big problems with our phone systems. This issue was caused from the change from the old internet company to Spectrum and how that contract was handled by them. We are now back and operating on the numbers we all know and don't expect any further outages. This transition will also give us new opportunities to improve our phone and internet systems further.
- We had planned to bring the lake down 5 to 7 feet this winter for dock and shoreline work. The Valve has been open since late November and should remain open until about mid-February. Mother nature again is not helping us with this process but we are doing all we can without putting early boating season in jeopardy.
- The work on the drainage issues in the campground continues but has been delayed some due to the heavy rains. The good news is the engineer and the crew working on it were here the day after we had 3 inches of rain and saw the results. All drainage pipes will be cleared of obstructions and scoped for damage. We then get recommendations from the engineer on ways to improve going forward.

- We had a recent visit from MAD Scientists to look at the east end of the lake and Kiddy Coral. They are going to come back to us with suggestion on anything else we can do to reduce silt from entering the lake at those locations.
- Repairs on the lodge continue after the waterline busting. Most of these repairs are covered under our insurance and should be completed by mid-February. Maintenance is addressing other concerns in the lodge not covered under the insurance to ensure this doesn't happen again. We are also taking advantage of all the equipment being out of the restaurant to do some maintenance that will be much easier right now.
- Maintenance continues to work on ditching and clearing the roadsides of brush and obstructions.
- A committee of the board, Jackson Township Trustees and representatives from Russellville Fire department are having meetings face to face in order hammer out a solution that works for everyone on the fire gate.

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

Calls for Service	39	Animal Complaints	16
Arrests	0	Dog	14
Reports	18	Other (Beaver/Fowl)	2
Citations	2	Grinder Pumps	28
Warnings	11	Squad Calls	6
Security Checks	83	Fire Runs	1
Campground Calls	1	Livewell Checks	0

Vehicle Information

Vehicle	Fuel (gallons)	Miles Driven
1391	61.2	861.6
1591	138.5	1,915.0
2091	n/a	n/a

Gate Counts

RFID Front 15,740	Front Security Lane 8,281
RFID Rear Entry Not functioning	RFID Rear Exits 17,855

Other Committee Reports:

Building (Pete Levermore/Sean Moore):

Permit	December	Year to Date
Residence	1	41
Dock/Boat Lift	5	42
Additions	0	10
Repair/Replace	1	26
Pool	0	2
Deck	2	16
Garage	0	14
Storage	2	19
Boat Cover	0	0
Carport	0	0
Fence	0	21

Misc	1	9
Totals:	12	200

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

Lake Advisory (Todd Holt): None

Long Range Planning Committee (Terry Borgman/Pat Raleigh): 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 included are:

- **Roads** – Asphalt paving, replacement culverts under roads, and road crack sealing. We continue to save funds for the Lake Waynoka paving project starting in 2029.
- **Lake** – 6 months of dredging, Aqua Doc treatment of algae, shoreline protection, restocking of fish, general dock repairs and the replacement of the Hiawatha Dock.
 - i. New lake capital needs include:
 1. An additional project has been proposed to replace the Marina boat fuel dock slips with concrete slips.
 2. An additional study related to sediment prevention is proposed to take place in 2023. Mad Scientist will evaluate the necessary project(s) to reduce the amount of silt flowing from the Kiddie Corral, Straight Creek, and Atoka drainage areas. These projects will not take place until 2024.
- **Improvements** – Replacement of exterior features of the rec center exterior, Replacement of a major HVAC unit for the gym, maintenance & 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.
 - i. New improvement needs include:
 1. An additional study to study the repairs to a single truss in the lodge.
 2. The security camera system in the rec center and pool areas need to be replaced. The original system was installed in 2004.
 3. The lodge repair allowance for emergency uninsured repairs.
 4. The HVAC unit for the rec center gym has reached its useful life and is in need for replacement.
 2. We continue to review professional services to determine the cost, layout, and picture of a new project at the direction of the WPOA Board.
 3. The Committee continues to study the community increasing population trends and its impact on the community in the future.
 - In 2022, 41 homes were built. In the last six years, an average of 30 homes were constructed (180 homes).
 - In 2021 and 2022, 95 boat docks were built or repaired.
 - Additional revenue continues to increase due to the sale of homes and new construction and fees.

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

Campground Committee (Ken Crank/Carrie Paul): None

Unfinished Business: None

New Business: Three variances were requested as follows:

Lot # 3189 Dock double boat slips a total dig out of 4' x 26' wide (4' x 10', 4' center walkway, 4' x 12')

Lot # 3181, 3182 Dock double boat slips a total dig out of 4' x 28' wide (two 4' x 12', 4' center walkway)
Lot # 2907, 2908 Dock double boat slips a total dig out of 4' x 28' wide (two 4' x 12', 4' center walkway)
A motion was made by Crank and seconded by Raleigh to approve the variances. A yea/nay vote was taken and the motion passed unanimously.

Motions & Resolutions:

- A motion was made to approve three dock variance requests. *Please see New Business for details.*
- Motion #353 was made by Taylor and seconded by Moore to accept the attached 2023 Capital Budget with \$784,000.00 in income \$821,500.00 in expenses. The Capital budget includes the following expenses:
 - Roads Improvement \$190,900.00.
 - Campground Improvement \$80,000.00.
 - Improvement Assessment \$338,700.00.
 - Lake and Dam Improvement \$209,900.00.

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

- Motion # 354 was made by Marck and seconded by Raleigh to increase the Lake and Dam assessment from \$100 to \$115 effective membership year 2023. Without further action the Lake and Dam assessment will be reduced to \$90 effective membership year 2024 as per motion #339 and continuing indefinitely. A roll call vote was taken and the motion passed unanimously.

Community Organizations:

- Civic Club (Kelly Faas): We are working with Betty Purdin about the Labor Day firework show. We meet the third Tuesday of the month at 7pm. All are welcome to attend.
- Shawnee Women's Club (Margi Borgman): Our events have been postponed since the Lodge is being repaired. We will be having an Easter Egg Hunt on April 1st.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Sue Eads expressed that she received several concerns about the new lot signs in the campground. It may hinder people moving their campers in and out. President Beard said that EMS requested the new reflective signs in the campground. Maintenance will be installing the new signs. Campers should contact Mgr. Cahall if their sign needs adjusted and he will let maintenance know.
- President Beard gave an update about the Lodge. The Board took a tour last week. The parkay floor is ruined, the fire pit area was badly damaged and there was significant damage to the restaurant. Insurance is paying for repairs minus our deductible. It will be at least a month before it is reopened.

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 10:14am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary