

WPOA Board of Trustees Saturday Meeting – 3/11/2023

***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.*

Vice President Ellis called the meeting to order at 10:00am.

A moment of silence was observed for WPOA President Charlie Beard who recently passed away.

Vice President Ellis led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Crank, Ellis, Holt, Marck, Moore, Raleigh, Mgr. Cahall

Absent: Barton and Taylor. Both were excused.

Minutes: Crank made a motion and Moore seconded to approve the 2/11/23 minutes as printed in the newsletter and amended to replace Crank with Barton as the second in adjournment. A yea/nay vote was taken and the motion passed unanimously.

Vice President's Report:

- VP Ellis expressed condolences to the family of President Charlie Beard. He was a man of integrity, devoted to his family and a man of faith. He will be missed by all that knew him.
- She gave a shout out to maintenance for all their hard work cleaning up after the recent storm.

Treasurer's Report (Vern Taylor):

Operating Funds

- February total operating income was \$293,000.00.
- February total operating expenses were \$151,000.00 with no unexpected expenses.
- Operating fund balance at the end of February was \$726,797.44.
- Operating income for the year at the end of February was \$505,000.00. That is 19% of the plan for 2023. Expected income at the end of February was 17% so 2% over budget.
- Operating expense for the year at the end of February was \$352,000.00. That is 13% of the plan for 2023. Expected expense at the end of February was 14% so 1% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in February were \$136,000.00
- Assessment account expenditures in February totaled \$18,000.00 for Lodge and dock repair.
- Balance of all allocated assessment accounts at the end of February were \$1,088,705.05.

Invested Funds

- Invested Reserves at the end of February totaled \$516,553.64.
Total cash on hand at the end of February was \$2,332,056.13.

Manager's Report (Paul Cahall):

- The main valve on the lake was closed on March 1st to start the refill of the lake. We will need to open it again in April for a couple of weeks for the last draining of the lagoon. We could see as much as a 2-foot drop in water levels at that time.
- We had hoped to have the lodge open by this month's meeting but a last minute issue with the floor in the restaurant kitchen has prevented us from moving all the restaurant equipment out of the main lodge. The lodge should reopen in the next couple of weeks as soon as we get the issues corrected.
- Maintenance completed work at Hiawatha Recreation area replacing the docks and dredging 720 cubic yards of silt out of the area. They also pulled a very large amount of sand up out lake at the beach to recondition the beach area and replaced the dock next to the boat ramp.
- The fire gate was widened and pulled in from the road approximately 75 ft and a new gate installed. This will enable emergency vehicles to get off the road before opening the gate.

- We have filled the position of Events Coordinator. Kim Lamb joined our team this last month and is working hard to get up to speed and planning events for the upcoming season.
- Cleanup after the recent windstorms will continue. If you have limbs that came down during the storm and get them out by the road maintenance will get them for you. Just call Admin and give the location.
- There will be a lot of activity in the campground this month. We will be wrapping up the drainage project for this year. Maintenance will be back there getting everything ready for our campers. Tina is training our new campground manager Donita Hagen.
- *Mgr. Cahall introduced Kim Lamb as our new Events Coordinator. She will be posting a new phone number. Please do not call the old number.*
- *Mgr. Cahall asked that Club announcements be turned into Kim on the Thursday before the meeting if you would like the information included in the email blast.*
- *The Annual WPOA Celebration will be held on May 19th at the pool. Reservations must be made at the Office.*
- *We were expecting to be in the Lodge this week but the flooring in the Restaurant was not installed properly so we could not move the furniture from the main floor. We hope to have everything opened in a few weeks.*
- *The heater in the gym is scheduled to be replaced.*

Lake Waynoka Police & Security Report for February 2023 (Chief Callahan):

Calls for Service	36	Animal Complaints	11
Arrests	0	Dog	11
Reports	18	Other (Beaver/Fowl)	0
Citations	2	Grinder Pumps	9
Warnings	16	Squad Calls	4
Security Checks	78	Fire Runs	1
Campground Calls	2	Livewell Checks	0

Vehicle Information

Vehicle	Fuel (gallons)	Miles Driven
1391	66.4	919.1
1591	102.9	1,378.0
2091	52.8	824.5

Gate Counts

RFID Front 14,142	Front Security Lane 7,468
RFID Rear Entry Not functioning	RFID Rear Exits 17,178

Other Committee Reports:

Building (Pete Levermore/Sean Moore):

Permit	February	Year to Date
Residence	0	4
Dock/Boat Lift	7	15
Additions	0	0
Repair/Replace	3	3
Pool	0	0

Deck	0	0
Garage	2	5
Storage	1	2
Boat Cover	0	0
Carport	0	0
Fence	1	3
Misc	0	1
Totals:	14	33

- **Election Inspectors/Nominating** (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): Margi read an excerpt from the Blue Book detailing filling an open position on the Board. We are accepting applications for the vacancy. All applications must be returned to the WPOA Office by 4pm on April 3rd. At that time, the Board will review the applications and decide on a candidate. The term will be from April 8, 2023 to April 19, 2025.
- We will be having our Annual Meeting on April 15th to swear in the newly elected Trustees, elect Officers and present an overview of items completed during the year. The WRWSD meeting begins at 7pm followed by the WPOA meeting at 7:30. Sean Moore, Sue Eads and Rob Bynum will be installed.

Lake Advisory (Todd Holt): None

Long Range Planning Committee (Terry Borgman/Pat Raleigh): Please be sure to read the LRPC report. The committee will be sharing a 5-year report with the Board to determine upcoming projects. Terry shared that an architect was hired by the Board to identify the needs of the new Lodge, Restaurant, and Lounge and present an estimate. The Long Range Planning Committee (LRPC) has been working on a report that is to be submitted to the WPOA Board on March 31, 2023. The purpose of this strategy report for the next 5 years is to develop projects that are important to the Lake Waynoka community for Capital Assessment Accounts for the period of 2023 – 2027. The report:

- defines community operating and strategic objectives, forecasts, suggested activities and plans for the upcoming 5-year period.
- provides the WPOA Board with budgetary information that is helpful to select, prioritize and plan for improvements in existing amenities as well as potential new amenities.
- is used by the Board to guide the overall management and direction of the community for the benefit of WPOA members and guests.
- presents three Capital Assessment Account 5-Year Strategy Plans (Roads, Lake and Improvements).
- includes the WPOA Vision and Values, and Community Goals and Objectives,
- Includes a Budgetary Impact History starting with the 30-year Reserve Study conducted in 2017 by Reserve Advisors, a contracted management advisory group. The LRPC and the General Manager update the Reserve Advisors study figures where possible when more current budget information is available.
- At the direction of the WPOA Board, the committee was asked to select a professional Architect to provide information for the Board and membership as to three key objectives in order to make a decision to improve the amenities – Lodge, Restaurant, Lounge. No decision can be made without these objectives:
 - What is the cost?
 - Does the amenity meet the functionality of the growing needs of the community?
 - What would this amenity look like?
 - The study is expected to be completed this Spring.

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

Campground Committee (Ken Crank/Carrie Paul): Kim asked Mgr. Cahall to have maintenance check the pipe in front of the boat storage area as it seems to be clogged. Mgr. Cahall gave an update that the drainage pipes in the campground have been cleared and they hope this will help with standing water. The engineer is going to submit a few suggestions moving forward.

Unfinished Business: None

New Business: Two motions were presented. *Please see below.* For motion #355, Mgr. Cahall explained that the insurance money from the Lodge was put in the Capital budget account so expenses could be tracked. The additional \$500 for algae treatment is due to a newly required EPA permit. Zoning Chair, Pete Levermore, explained that motion #356 provides updated language concerning lake access lots and limitations therein. Trustee Holt asked why the access would be limited. Pete explained that it is shared property and it belongs to the WPOA community. Mgr. Cahall said homeowners could ask for a variance.

Motions & Resolutions:

- Motion #355 was made by Holt and seconded by Raleigh. It is moved to make the following adjustments to the capital budget for 2023. Capital Improvement Assessment: Change Lodge foundation/Truss to Lodge repair and increase budget from \$65,000 to \$120,000; Increase Capital Improvement income from \$200,000 to \$264,000; Lake and Dam Assessment: Increase Aqua Doc from \$38,000 to \$38,500 to cover additional permit cost. A roll call vote was taken and the motion passed unanimously.
- Motion #356 was made by Raleigh and seconded by Marck. It is moved that: 1. In Rules and Regulations Volume 2, section VII New Docks, change item 6 to read as follows: a. The dock area at the water line shall be staked for inspection by WPOA representative. The ten-foot lot line restriction shall be met. Water access lots will draw an imaginary extension of their lot line to the water's edge to determine the ten-foot offset. On lake access lots a dock may only extend up to 2 feet onto land past the normal spill way height shoreline. No electric service shall be installed at common access waterfront docks. 2. In Rules and Regulations Volume 2, section VII Docks, Add the following to item 7. a. The general guidelines for dig outs do not apply to lake access lots. Variances for dig outs into a lake access lot will typically not be permitted. A roll call vote was taken and the motion passed unanimously.

Community Organizations:

- Civic Club (Kelly Faas): The club will be working on updating the bylaws on March 25th.
- Chapel: The new Pastor introduced himself and invited everyone to attend services. He asked permission to include a chapel pamphlet in the new member packet. Mgr. Cahall asked him to drop off some pamphlets at the Office and they will include them in the packet.
- Shawnee Women's Club (Margi Borgman): We meet the first Wednesday of every month in the Lodge conference room. An Easter egg hunt is scheduled for April 1st, rain date April 2nd at Little Turtle. We are asking for donations of non-chocolate wrapped candies. You can drop off at the WPOA Office by March 17th. Please let us know of any special needs children so we can accommodate them. We will be having varying age group hunts. We will be hosting the rubber duck regatta and ice cream social on May 26th at 5pm at the pool.
- Art Club (Joanne Edwards): We will be hosting an adult egg hunt at Little Turtle on April 1st. Participants must be 21 years old. We are asking for a \$20 donation and small bottles of alcohol. Flyers are available for tree dedication plaques. They are 6"x8" and can be for any occasion not just memorial. It is \$150 for an existing tree or \$250 for a new tree and can include common areas. We will be creating a wind chime path at Little Turtle. You can bring one to hang or may purchase one from the club. Uncorked on Canvas is March 18th at 6pm in the Rec Center. We will have an Art Club table set up at Little Turtle for the May 20th garage sale at the lake. We are welcoming any donations.

Board Comments and Concerns: None

Membership Compliments and Concerns: Sue Eads knows of two young ladies looking for community service hours. If you have anything they can do, please reach out to Sue and she will put you in contact with them.

Adjournment: The motion to adjourn was made by Marck and seconded by Moore. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:37am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary