

WPOA Board of Trustees Saturday Meeting – 4/8/2023

***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.

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

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

Absent: Crank (ex.)

Minutes: Taylor made a motion and Barton seconded to approve the 3/11/23 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

Vice President's Report (Jenny Ellis): It's good to be back in the Lodge. A special thank you to Maintenance for stepping up to complete the renovations. I'd like to wish everyone a Happy Easter.

Treasurer's Report (Vern Taylor):

Operating Funds

- March total operating income was \$797,000.00.
- March total operating expenses were \$204,000.00 with no unexpected expenses.
- Operating fund balance at the end of March was \$1,016,220.30.
- Operating income for the year at the end of March was \$1,297,000.00. That is 48% of the plan for 2023. Expected income at the end of March was 49% so 1% under budget.
- Operating expense for the year at the end of March was \$563,000.00. That is 21% of the plan for 2023. Expected expense at the end of March was 21% so right on budget.

Allocated Assessment Funds

- Income for allocated operating assessments in March were \$416,000.00
- Assessment account expenditures in March totaled \$124,000.00 for Lodge repair, Campground drainage, trac loader and Aqua Doc contract.
- Balance of all allocated assessment accounts at the end of March were \$1,433,710.43.

Invested Funds

- Invested Reserves at the end of March totaled \$516,553.64.
Total cash on hand at the end of March was \$2,966,484.37.

Manager's Report (Paul Cahall):

- The main valve on the lake has been reopened for the spring lagoon drawdown. It will remain open approximately 2 weeks. It will then be closed until the fall. Depending on the amount of rain we get the lake could drop up to 2 feet during this process.
- I am happy to announce the Lodge and Restaurant are both open again and operating. There was at least a 30-day delay getting this done due to issues between our insurance and the contractor who was supposed to do the job. I would like to thank Marty Chadwell, the maintenance superintendent and his crew, for stepping in and getting this done when the contractors walked off the job so we could open again.
- The Ohio Lake Community Association had its first meeting since the fall of 2019 in first week of April. This was a one-day meeting held at Apple Valley POA to elect new officers plan a full-scale two-day meeting in the fall and round table discussion. I was elected Vice President of the board and will have a brief of the meeting for our board at our next Managers meeting. It is always interesting to hear what other associations like ours are doing along with challenges faced.
- A new lease has been signed between the WPOA and our restaurant operator that keep them with us for at least another year.

- 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.
- *The Annual Picnic is scheduled for Friday, May 19th from 5:30-8pm in the pool area with doors opening at 5pm. Members must call the WPOA Office to reserve their spot.*
- *The lake valve is open for two weeks to drain the lagoon. We expect to have a 1-2' drop in water so use caution if you have your boat out as there may be some low spots. The lake is no wake during this period.*

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

Calls for Service	44	Animal Complaints	8
Arrests	2	Livewell Checks	0
Reports	29	Campground Calls	3
Citations	3	Grinder Pumps	22
Warnings	21	Squad Calls	2
Security Checks	67	Fire Runs	0
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	69.7	1,189	
1591	126.5	1,378	
2091	n/a	n/a	
Gate Counts			
RFID Front 15,324		Front Security Lane 9,192	
RFID Rear Entry Not functioning		RFID Rear Exits 20,058	

Other information from the Police Department

Reminder: The Ohio State issued burn ban went into effect March 1, 2023, per Ohio Revised Code section 1503.18. This will remain in effect through the end of May. Burning is prohibited across the state from 6:00am-6:00pm. Signs advising of the burn ban have been posted at the front and rear entrances. Members who plan to burn during permitted hours are to call and report the activity to security prior to any burning. For more information, please visit <http://ohiodnr.gov/>.

Other Committee Reports:

Building (Pete Levermore/Sean Moore):

Permit	March	Year to Date
Residence	2	6
Dock/Boat Lift	4	19
Additions	0	0
Repair/Replace	4	7
Pool	2	2
Deck	5	5
Garage	2	7
Storage	2	4
Boat Cover	0	0
Carport	0	0
Fence	3	6
Misc	0	1

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson):
Trustee Seam Moore will be unable to attend the 4/15 Annual Meeting. Election Inspector Margi Borgman installed Trustee Moore today by leading him in the Oath of Office. The WRWSD Annual meeting is at 7pm in the Lodge on 4/15 followed by the WPOA Annual meeting at 7:30. Newly elected Trustees Eads and Bynum will be installed at that time and Officers for both Boards will be selected.

Lake Advisory (Todd Holt): None

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

April 2023 LRPC Report – Monthly WPOA meeting

1. The LRPC provided an Annual 5-Year strategy plan for Capital Assessments to the WPOA Board. The recommendation highlights of the report are noted below.

WPOA 5-Year Capital Assessment Presentation 3 April 2023

Roads

WPOA Board action recommended:

- No action is required at this time, other than reviewing the issues stated above.

Lake

WPOA Board action recommended:

- Evaluate the need to extend barge dredging in 2024 from 3 to 6 months and fund as needed.
- Consider a sedimentation control project to be started in 2024 for 3 years (2024-2026) with potential benefit of reducing the need for barge dredging. The cost is not known at this time, and the General Manager will develop a design and budget estimate in 2023. The WPOA Board will need to authorize funds for a cost estimate for the study.

Improvements

WPOA Board action recommended:

- The Board should consider not spending remodeling funds beyond what is necessary to maintain the Lodge, Restaurant and Lounge in safe operating condition while a remodel/replacement plan is being considered.
- The LRPC recommends that the current Improvements Assessment not be increased at this time.

Additional Opportunities for Board Consideration

The following projects or opportunities have been identified from prior Long Range Plans, community surveys and general feedback:

- Consider exploring ways to address remote control access to the emergency fire/EMS gate on Martin-Alexander Road for faster response time for emergency services to serve the lake and surrounding communities.
- Evaluate ways to fund improving the lodge, lounge, and restaurant amenities.
- Determine how to fund the replacement of a track hoe (anticipated in 2028) and other future large equipment replacements with Improvements Assessment fee increases.
- Consider studying whether an additional boat ramp is needed to meet the growing population of boats at Lake Waynoka.
- Consider exploring whether more rental docks can be provided to meet demand.
- Identify community beautification projects or needs which clubs can use to fulfill their community service projects and therefore reduce WPOA costs.
- Explore ways to fund a community walking trail to provide a place for walking away from Waynoka Drive

2. At the direction of the board, we continue to work on the Lodge Feasibility Study which is due this spring.

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

Campground Committee (Ken Crank/Carrie Paul): Welcome back campers and welcome to Donita Hagen as our new campground manager. The email address for the campground committee is campgroundcommittee@lakewaynoka.com.

Unfinished Business:

- Mgr. Cahall discussed Motion #357 (*below*) stating that it had been several years since the Employee Manual was updated. The Manual explains vacation time, seniority and a host of other policies which is given to employees when they begin work. Attorney John Jolly and the Board have reviewed the Employee Manual revision.
- Vice President Ellis thanked everyone who submitted an application for the open Trustee position. The Board discussed the applications at the workshop and have determined to make a motion to approve Pat Raleigh for the position. (*See Motion #358 below*).

New Business:

- Zoning Chair Pete Levermore presented a variance for a double boat slip dock. *Please see Motions below.*
- There was discussion about Motion #359 (*below*) concerning home, garage and storage building colors. Trustee Holt asked about residences where this has already been completed. Mgr. Cahall said that the permits were approved and it would be up to the Board to make any changes for previous permits.

Motions & Resolutions:

- Motion #357 was made by Taylor and seconded by Raleigh to accept proposed changes to the Personnel Policies and Practices Manual marked Final April 2023 as presented. A roll call vote was taken and the motion passed with 6 yeas and 1 nay (Holt).
- Motion #358 was made by Barton and seconded by Taylor to select Pat Raleigh to fill the open Trustee position through year 2025. A roll call vote was taken and the motion passed unanimously. (*Raleigh will be installed at the 4/15 Annual meeting.*)
- Motion #359 was made by Taylor and seconded by Moore to make the following changes:
 - #1 - in Rules and Regulations Volume 2, section IV Detached Garage, change item 5 to read as follows:
 - a. The sidewalls of the garage shall match the predominant color of the new or existing residence. For residences with different colors on different faces of the house, the proposed colors should be matching on the corresponding faces. A reasonable sized color chip(S) of the proposed detached garage siding shall be provided with the permit along with a sample of the existing residence color. If the color is determined to not be a good color match to the residence, then the permit can be denied.
 - #2 in Rules and Regulations Volume 2, section V Storage Buildings, change item 6 to read as follows:
 - a. The sidewalls of the storage building shall match the predominant color of the new or existing residence. For residences with different colors on different faces of the house, the proposed colors should be matching on the corresponding faces. A reasonable sized color chip(S) of the proposed storage shed shall be provided with the permit along with a sample of the existing residence color. If the color is determined to not be a good color match to the residence, then the permit can be denied. A roll call vote was taken and the motion passed unanimously.

- A motion was made by Ellis and seconded by Raleigh to approve a double boat slip dock variance for lot #717. It is a maximum of 3' deep by 12' wide. A yea/nay vote was taken and the motion passed unanimously.

Community Organizations:

- Pastor Greg Holcomb invited everyone to the Sunrise Service at 7:30am near the Marina. Regular services are at 10am.
- Art Club (Joanne Edwards) – See the newsletter for upcoming events.
- Shawnee Women's Club (Margi Borgman) – Thank you to all the Easter Egg hunt volunteers from those who helped cleanup the area, those who donated money and/or candy and those who worked that day. We had 151 participants. Mark your calendars for May 26th at 6pm for the Rubber Duck Regatta and Ice Cream Social. We welcome all clubs and the campground to set up a table to promote their events.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Dave Palmer asked the Board to revisit replacing the outdoor tennis and pickleball court lighting sooner rather than later so they can enjoy playing later.
- Nancee Klein thanked all the clubs for their events, however, she is concerned about the renaming/referral of Little Turtle to Destination Park. Why was it changed and are we setting a precedence to have other public areas renamed by clubs? The community areas represent Lake Waynoka's heritage and should not be changed. VP Ellis said the Board will look into it.
- Dan Walsh asked that other options be explored concerning dock rentals other than a lottery. Perhaps a sign-up list? He wanted clarification on the December \$50 dock hold payment and the \$250 payment in mid-March. Can they be combined? He also suggested having the lottery on a weekend so people do not have to miss work for the drawing. Mgr. Cahall said that the \$50 non-refundable fee is a way to let the WPOA know that you are intending to keep your dock for the coming year. All members, whether new or old, have the same rights to request a dock and the lottery seems to be a fair way for everyone. A signup sheet is logistically not feasible since it may take a member a few days to come to the Office, look at available docks and perhaps go look at a few before deciding. This process would take many weeks. Trustee Barton asked if there are areas where we could build more docks. Mgr. Cahall said no. Trustee Holt suggested the Board look at reconfiguring some of the current docks to create more spaces but that comes at an expense. The Board is looking to clarify and simplify the process and will be holding discussions in the near future. For example, changing the boat rental payment due date to coincide with the member due date of March 31st and holding the lottery on April 15th. Mgr. Cahall added that to qualify for a dock rental, you must be a member in good standing.
- Casey Whitton expressed his concern that the boat safety course was cancelled. Boat safety should be forefront. He also addressed the dam lights vs. the ODNR dusk to dawn no wake mandate. The dam lights may come on early if it becomes cloudy but could be an hour or so before dusk. Mgr. Cahall, Chief Callahan and the Board will discuss Casey's concern and relay the updates, if any, to Water Patrol.
- Terry Borgman asked about the LRPC 5-year plan approval. He emailed the detailed report to Board members and thought a decision would be made today. VP Ellis said the Board will be discussing the plan at the next workshop and address at the May monthly meeting.
- Bob Lipps asked for more information about Motion #359. The reason for the updates is to address homes and buildings that may have 2 or more colors. That is the reason for the samples.
- Joanne Edwards asked the Board to keep the name Destination Park since it is an area within Little Turtle and not a renaming of the entire recreation area.

Adjournment: The motion to adjourn was made by Ellis and seconded by Taylor. 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