

WPOA Board of Trustees Saturday Meeting – 6/10/2023

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

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

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

Absent: Bynum (ex.)

Minutes: Taylor made a motion and Moore seconded to approve the 5/13/23 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Ellis): There are 5 basic hookup sites in the campground available. The Board reviewed a request to rent second campground sites to members. It was discussed and we decided against it and will be leaving the policy as it stands. Mgr. Cahall said there are only 3 sites available as of today.

Treasurer's Report (Barton):

Operating Funds

- May total operating income was \$204,000.
- May total operating expenses were \$185,000.00 with no unexpected expenses.
- Operating fund balance at the end of May was \$1,238,009.11.
- Operating income for the year at the end of May was \$1,790,000.00. That is 67% of the plan for 2023. Expected income at the end of May was 66% so 1% over budget.
- Operating expense for the year at the end of May was \$952,000.00. That is 36% of the plan for 2023. Expected expense at the end of May was 39% so 3% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in May were \$32,000.00
- Assessment account expenditures in May totaled \$83,000 for Rec Center Security and HVAC Upgrades, Campground drainage.
- Balance of all allocated assessment accounts at the end of May were \$1,425,145.00.

Invested Funds

- Invested Reserves at the end of May totaled \$517,570.19.
Total cash on hand at the end of May was \$3,180,724.30.

Manager's Report (Paul Cahall):

- The main valve on the lake was closed in mid-April after completing the spring draining of the lagoon. It has been a very dry spring. According to the national weather service on average from April 1 until now we should have gotten about 10 inches of rain and locally, we have received less than 2 inches. The lake is filled by the flow of straight creek and runoff from rain events. We need one really good rainstorm and the lake will fill. During a heavy rain event 1 inch of rain can result in as much as a foot of water in the lake. Mother Nature will fill the lake hopefully soon but, in the meantime, please be careful if you are out boating. Under water hazards will be more prevalent until the lake refills. Please run at reduced speed because wake is more destructive to shorelines when the lake is low.
- We continue to work with Aquadoc to control algae in the lake. Aquadoc comes out every Thursday to treat the algae that is growing. They are doing everything that the EPA permit will allow them to do as far as treating the lake. The clear warm days and lack of any rain over the last month is creating in their words a perfect greenhouse for the growth of the algae. With a little help from mother nature, we will get this algae bloom under control.
- Waynoka Day is coming up on the 15th of July. Kim has been busy lining up games for the kids, vendors, and working with the Lake Waynoka clubs to create a fun day for us all to come out and enjoy.
- Dredging continues to be on hold until water levels rise enough for the operation of our equipment. As soon as that happens, we will be back hard at work.
- The Recreation Centers HVAC system has been completed and working well. We have also purchased 2 new treadmills to replace some older worn-out units.

- *Mgr. Cahall addressed Facebook comments and rumors. Please be kind in your comments on Facebook. There is no leak in the dam. ODNR inspected the dam in May and found no issues. We do not fill the reservoir with main lake water and your drinking water does not come from the main lake. The wastewater lagoon is approximately 11 acres. The EPA will only allow us to drain the lagoon from November 1st to May 1st. In the fall, we open the valve for 6-8 weeks to empty the lagoon. The valve is closed in early January. We open the valve to drain the lagoon again at the beginning of April for 2 weeks. We normally have 10" – 12" of rain in the spring to refill the lake. This year we have had 1". Nothing was done differently this year. Straight creek fills the lake and it has been dry this year. Aqua Doc is treating the lake for algae every Thursday. No rain, low water levels and sunshine has increased algae growth. The EPA has regulations that Aqua Doc must follow when treating the lake. President Ellis asked Mgr. Cahall to reach out to the Mad Scientist for assistance in determining the cause of our algae growth and possible solutions to control its growth. She has read that new home construction, dredging, fertilizers, ect. contribute to algae growth. With algae being an issue the past few years, she says it's time to bring in the experts for an evaluation.*

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

Calls for Service	65	Animal Complaints	4
Arrests	2	Livewell Checks	16
Reports	29	Campground Calls	7
Citations	6	Grinder Pumps	30
Warnings	23	Squad Calls	13
Security Checks	1,298	Fire Runs	1
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	75.3	1,292	
1591	91.2	1,537	
2091	102.3	1,740.4	
Gate Counts			
RFID Front 32,134		Front Guest Lane 25,178	
RFID Rear Entry Not functioning		RFID Rear Exits 24,647	

Other information from the Police Department

- The state issued burn ban has been lifted as of June 1, 2023. Please follow the WPOA General Rules and Regulations (II)(2) and notify the front gate of any intended open burning. Please ensure that fires are well controlled with a water source available for everyone's safety.
- The Police Department is currently investigating numerous incidents of vandalism in bathroom facilities of multiple recreational areas. The Police Department has increased patrols in these areas, however we are asking for assistance and the cooperation of the community, as officers can not be in all locations at one time. If anyone has information that can assist the investigation, please email Chief Callahan at callahan@lakewaynoka.com. Again, we ask to work as one cohesive community to ensure that all areas are well taken care of for all to enjoy, and without possible information being reported to the Police Department, we can only continue to look for leads and keep increased patrol in these areas.
- The Police Department is here to assist and protect the community in any way we can. Please help the community and report any information, any suspicious activity, and/or criminal activity. We ask for your information only for possible follow-up for statements, however we assure you that your name and information will never be shared with suspects as it is strictly to assist with any investigations.
- *Chief Callahan reiterated the need for community members to be vigilant and report any suspicious activities. If you happen to have a video doorbell, please let the Officers know as that may be helpful to their investigation. Posting information on social media hinders the investigation and causes frustrations.*
- *Chief Callahan addressed concerns about juveniles driving golf carts. Anyone driving a golf cart must have a valid driver's license.*

Other Committee Reports:

Building (Pete Levermore/Sean Moore):

Permit	May	Year to Date
Residence	0	9
Dock/Boat Lift	1	22
Additions	1	1
Repair/Replace	3	15
Pool	0	2
Deck	2	9
Garage	2	10
Storage	1	5
Boat Cover	0	0
Carport	0	0
Fence	1	8
Misc	2	9
Totals:	13	90

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

Lake Advisory (T. Redick/Jim Marck): We will be having our first meeting this week and will be focusing on the Code of Regulations concerning lake lowering and lake ecology.

Long Range Planning Committee (Terry Borgman/Pat Raleigh): 1. Current Projects – The LRPC is working on a summation report for the WPOA Board of progress to date and expectation of progress by the end of 2023 for dredging the “hump” at the east end of the lake. The committee has also been reviewing how to best maintain an historical record of capital assessment account information. 2. Community goals and objectives – The Lake Waynoka Community Vision, Values, Goals and Objectives document, written by the Board of Trustees and the LRPC, outlines eight Community Goals and Objectives. This month, the topics if security and Safety are addressed: **Objective:** Maintain a certified and equipped Lake Waynoka Security Department with each ranger providing both law enforcement and emergency medical technician services to enhance the safety and security of all Lake Waynoka residents and guests. *2023 Execution: Budgeting is in place for future replacement of patrol cars.* **Objective:** Continue to increase security through the integrated use of gates, camera, lighting, and other technological tools to limit unauthorized access and elevate identification capability by the security department thereby promoting a safe and secure environment within Lake Waynoka. *2023 Execution: The Recreation Center security camera system originally installed in 2004 was replaced. Safer access to the emergency fire/EMS gate on Martin-Alexander Road was created by moving the gate and fence away from the road.* **Objective:** Continue to review, modify, publish and promote the WPOA Code of Regulations and the WPOA Rules and Regulations to ensure that all WPOA members and guests are aware of these governing documents that reduce conflict and increase enjoyment of facilities and amenities within Lake Waynoka. *2023 Execution: The WPOA Code of Regulations and Rules and Regulations are accessible on the Lake Waynoka website, along with the LRPC Annual Report which contains the Lake Waynoka community vision, values, goals and objectives.* **Objective:** Maintain a high standard of safe watercraft operation by consistent and effective enforcement of all State laws and WPOA rules to help avoid watercraft injuries and accidents to members and guests on Lake Waynoka waters. *2023 execution: The marina security boat motor was replaced. Boating guides are available on the Lake Waynoka website and all boaters are encouraged to complete the requirements for the ODNR Boater Education Law.* 3. There is an open position on the LRPC. Contact Terry Borgman at 937-515-7842 if you are interested in serving on this committee.

Rules and Regulations (John Buskey/Pat Raleigh): Chairperson Buskey announced the committee members. We are continuing to revise fine schedules as requested by the Board. Our next meeting is June 16th.

Campground Committee (Carrie Paul/Sue Eads): None

Unfinished Business: President Ellis said the Board discussed Motion #361 at the workshop and asked Mgr. Cahall to discuss the reason for the motion. It was brought to our attention that several temporary campers bring unregistered UTVs and/or golf carts to the campground. The motion is to require the inspection of such vehicles and collect a fee for a temporary sticker. *See Motion below.*

New Business: Trustee Raleigh presented information on the new Lodge/ Lounge /Restaurant proposal. Information gathering began 3 years ago with community input gathered and organized by the Long Range Planning Committee. The Board tasked McCarty & Associates to present a rendering based on that feedback. Information and drawings will be posted on the Lake Waynoka website on Monday. There will be a community meeting about the new building right after

the July 8th WPOA monthly meeting. The Architect will be present to explain the project and answer any questions. We encourage all community members to view the plans and attend the meeting. Property owners will be voting on funding the new building later this year. LRPC Chairperson Terry Borgman asked that everyone attend the meetings, look at the project and give your feedback as the Board is still gathering cost information. Treasurer Barton reiterated the request that people attend the meetings and look at the plans. President Ellis said that it would be careless of the Board to not do anything about our current building that requires many costly repairs.

Motions & Resolutions: Motion # 361 was made by Raleigh and seconded by Moore to require temporary campers who wish to bring an unregistered golf cart or UTV into Lake Waynoka to get a temporary registration and pass to use them. This temporary pass can be obtained from the campground office for up to 14 days at a cost of \$10 per visit. A roll call vote was taken and the motion passed with 7 yeas and 1 nay (Taylor).

Community Organizations:

- Civic Club (Betty Purdin)– We host Bingo twice a month at 7pm.
- Shawnee Women’s Club (Margi Borgman) – Thank you to everyone that volunteered at the Rubber Duck regatta and Ice Cream Social. We hosted a luncheon with the Lake Lorelei Women’s Club and they were very impressed with our amenities. Their lake does not have a lodge or restaurant and their annual dues are the same as ours. We should be thankful for everything we have. On Waynoka Day, we will have a booth with hot dogs, pulled pork, walking tacos and basket raffles. All proceeds allow us to contribute back to the community so please stop by and support us.
- Art Club (Joanne Edwards) – We will be painting a mural on the Marina building facing the gas pumps. Everyone is invited to help paint. We are exploring putting a swing in Destination Park at Little Turtle and are asking for donations.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Don Hudak – Asked about having the WPOA meetings on Zoom for those who cannot make it to the monthly meeting. Mgr. Cahall said that they have been advised by the lake attorney not to do that. President Ellis said they will look into it. Mr. Hudak thanked Mgr. Cahall for his explanation about lake lowering and lagoon draining and asked about draining the lagoon earlier. Mgr. Cahall explained that even though the sewer plant was built for direct discharge, the EPA will not allow discharge between May 1st and November 1st. The lagoon must hold all the wastewater discharge between that time so that is why we drain it as close to May 1st as possible. More homes equal more time to drain so we have enough water space. There will be huge fines if the lagoon overflows which will affect everyone’s pocketbooks.
- Jim Prather – presented a campground issue. President Ellis and Mgr. Cahall have already addressed the matter and Mgr. Cahall will get with Mr. Prather after the meeting to discuss the resolution.
- Jennifer Bartsch – Lives across from Marina Point and brought her concerns about the loud music and offensive language. She said they cannot hold a conversation around their firepit and can hear every word inside their home. President Ellis said that the Board discussed this at the Monday workshop and had Mgr. Cahall speak to the Marina about lowering the music volume, reducing explicit language and shutting down earlier. The Board will be closely monitoring Marina Point.
- Kerry McNeil – Suggested limiting wake surfing to 7-11am or 8-noon so everyone can enjoy time on their boat without huge wakes. President Ellis thanked him for his concern and will look into it.
- Dana Zimmerman – Disagrees with temporary campers being able to bring UTVs and/or golf carts into the campground area. They are not vested property owners and the damage they may cause will come out of dues paying member’s pockets. President Ellis said that temporary campers are only able to rent a site on a permanent member’s green card and that the property owner is ultimately responsible for any damage costs. Trustee Eads said that the unregistered golf carts are a safety risk which presented a need for the motion. The Board will explore this further.
- Mary Starek – Why are people being allowed into the lake that are not property owners and do not have a pass called in? She recently found out that people can enter the community by saying they are going to the Lounge and/or restaurant. We are paying for these amenities and we could be liable if someone gets hurt after leaving the bar. President Ellis said the Board will discuss the current policy.

Adjournment: The motion to adjourn was made by Taylor and seconded by Barton. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 11:08am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary