

WPOA Board of Trustees Saturday Meeting – 7/8/2023

***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.*

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, Bynum, Crank, Eads, Ellis, Marck, Moore, Raleigh, Taylor, Mgr. Cahall

Minutes: Crank made a motion and Raleigh seconded to approve the 6/10/23 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Ellis): There will be a special presentation concerning the Lodge, Restaurant and Lounge project following this meeting. The Architects will be here to answer any questions about the diagram they submitted. The LRPC and Board have spent three years gathering information from the community and this information was used by the Architects to complete their work. We will hold two more information sessions on August 12th and September 9th following the monthly WPOA meeting. Please plan to attend.

Treasurer's Report (Barton):

Operating Funds

- June total operating income was \$165,000.
- June total operating expenses were \$259,000.00 with no unexpected expenses.
- Operating fund balance at the end of June was \$1,109,009.01.
- Operating income for the year at the end of June was \$1,995,000.00. That is 73% of the plan for 2023. Expected income at the end of June was 73% so right on budget.
- Operating expense for the year at the end of June was \$1,211,000.00. That is 46% of the plan for 2023. Expected expense at the end of June was 50% so 4% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in June were \$15,000.00
- Assessment account expenditures in June totaled \$6,000.00 for culvert repair.
- Balance of all allocated assessment accounts at the end of June were \$1,435,215.40.

Invested Funds

- Invested Reserves at the end of June totaled \$517,570.19.
Total cash on hand at the end of June was \$3,061,974.60.

Manager's Report (Paul Cahall):

- 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 annual audit has been completed and we have received the draft from the auditors. As soon as we get the official version, we will post the document on our Web site for member review.
- We have engaged the MAD Scientist group to do study and produce a point paper reviewing possible causes and remedial actions we can take on algae. The focus of this study is to look at things that have changed from us having almost no algae to the last 3 years where we have had lots of algae growth. This group is also looking into mediation of silt intrusion.
- There have been issues with the lodge and beach bathroom facilities backing up. The issue is things being flushed down the toilets that shouldn't be. One of those things is paper towels. So,

to help with this issue paper towels have been removed and air hand dryers have been installed. Please do not flush items that shouldn't be down the toilets trash cans are provided.

- Maintenance spent several days improving the beach area. We removed rocks, sticks and anything else that didn't belong with a skid steer and rockhound attachment then added 80 yards of new sand.
- A new handicap swing was installed back in the campground between the volleyball court and basketball court.
- We had a very large dead tree removed from Little Turtle and repaired grills at the beach pavilion.
- Maintenance received its new 15-foot bush hog that was ordered over the winter so mowing progress has really picked up.
- *Waynoka Day is this coming Saturday.*

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

Calls for Service	49	Animal Complaints	7
Arrests	0	Livewell Checks	27
Reports	22	Campground Calls	14
Citations	7	Grinder Pumps	11
Warnings	18	Squad Calls	5
Security Checks	655	Fire Runs	5

Vehicle Information

Vehicle	Fuel (gallons)	Miles Driven
1391	81.3	1,494
1591	105.4	1,608
2091	14	185.8

Gate Counts

RFID Front 16,671	Front Guest Lane 13,429
RFID Rear Entry Not functioning	RFID Rear Exits 22,675

Other information from the Police Department

- The Lake Waynoka Police Department would like to remind everyone that the front gate is NOT the Brown County Communications Center. Front gate personnel are not trained dispatchers, nor do they respond to calls for service, only law enforcement, EMS, or a fire department will respond depending on the nature of the call. The Brown County Communications Center is not strictly dispatch for the Brown County Sheriff's Office; they are the county wide dispatch for all agencies including Lake Waynoka Police Officers. The fastest way for officer or emergency response is to call 911 in case of an emergency, or the non-emergency phone number (937-378-4155, and they will dispatch an officer. They are professionally trained to take the appropriate and necessary information to not only the timeliest officer response, but also ensure every safety precaution is taken. Again, please understand that you have a police department, and that the front gate is not trained to take these types of calls, nor are they a call center to call on anyone's behalf for medical situations. You must call yourself if the need should arise. We appreciate your cooperation with this matter, as it will ensure the quickest response and help to better insure everyone's safety.
- We would also like to remind everyone that the ban for wake surfing remains in effect, until further notice, due to low water levels in the lake. We ask that everyone please use extra

caution while boating as the levels are more shallow than usual due to the lack of consistent, heavy rainfall. Please be safe, and courtesy of others on the lake as always.

Other Committee Reports:

Building (Pete Levermore/Sean Moore):

Permit	June	Year to Date
Residence	4	13
Dock/Boat Lift	0	22
Additions	1	2
Repair/Replace	2	17
Pool	0	2
Deck	3	12
Garage	1	11
Storage	2	7
Boat Cover	0	0
Carport	0	0
Fence	2	10
Misc	2	11
Totals:	17	107

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): Margi Borgman announced that Election Inspector Dave Patton is resigning his position. Nan McHugh will fill that position. We are in need of a Nominating Chair. This position requires someone who is detailed oriented. It is a very busy position from September to November. Please contact the WPOA Office, Margi or Nan if you are interested.

Lake Advisory (T. Redick/Jim Marck): Our committee members are Frank Skidmore, Dave Wallace, Steve Johnson, Larry Turner and Sue Turner. Initial Meeting Summary (June 10,2023): Introductions, committee member background and committee purpose were discussed. Supporting documents were handed out and briefly reviewed, including Code of Regulations committee charter, Rules & Regulations (Lake Section), WPOA Boating & Fishing Guide. Areas of opportunity were reviewed with some discussion about the history of each topic. Priority items were identified, and members were given assignments to research for the next meeting. At this meeting, the following items were identified as potential items for development of recommendations to the WPOA Board: 1. Lake lowering process/timing 2. Algae mitigation/prevention (white amur/aqua doc) 3. Boating safety/regulations including wake boats and wake surfing. 4. Goose management system 5. Shoreline protection 6. Lake sedimentation/dredging program. Follow-up items include Mad Scientists. Our next meeting is scheduled for July 10, 2023, at 6:30 in the Lodge meeting room. The top three items above will be discussed toward developing recommendations.

Long Range Planning Committee (Terry Borgman/Pat Raleigh): Current Projects of the LRPC: 1. Dredging progress on the east end of the lake – the low water level prevents dredging at this time. 2. Sediment prevention project for Kiddie Corral and Straight Creek – The LRPC and WPOA Board have received information from the Mad Scientist and are considering implementation of this project. 3. Collecting community comments about the Lodge Project – The LRPC is working with the WPOA Board to provide information to the community and examine the issues concerning the New Lodge Project through the Lake Waynoka website, Facebook page and email messages. This is an important issue related to the growth and development of our community and the WPOA Board would like your feedback. Presently we have 1100 members in the official email system. About 55-60% of these people opened the request to view and read the Lodge preliminary design document, FAQs and original Feasibility Study (posted in the Documents section of the Lake Waynoka website). Viewers have submitted about 110 comments

and questions so far. If you aren't on the Lake Waynoka email list and would like to be, please contact the Administration office.

Community Goals and Objectives of the LRPC topic of the month is Grounds Maintenance and Beautification: 1. Objective: branding program – develop a practical program to encompass colors and styles for community identity. Execution: Consistent building colors and park and dock signage styles have been adopted. 2. Objective: Maintain emphasis on the program for getting rid of abandoned boats and trailers. Improve enforcement of rules and regulations regarding property restrictions on abandoned boats, cars, unscreened propane tanks and “messy” yards. Execution: The Board is working on enforcing guidelines in this area. 3. Objective: Maintain all public areas such as shelters, lake access locations and planting beds to acceptable standards of appearance. Execution: The Maintenance department works to mow roadway easements and unattended properties 3x/session as well as maintaining the entrances and triangle fountain area. 4. Objective: Proactively support community clubs and organizations that might wish to further improve public areas with labor and equipment support, if requested. Execution: Administration and Maintenance support the many clubs and organizations in the Lake Waynoka community, for example, by installing the hillside slide and steps at Destination Park at Little Turtle, repairing the pickleball courts and refreshing the sand at the beach. 5. OBJECTIVE: Maintain all roadways in good condition and keep adjacent trees and bushes pruned and trimmed away from the right-of-way. Execution: Maintenance fills potholes and prunes overhanging trees and shrubs near roadways. Contact the office if you see a spot where driver visibility is impaired. There is an open position on the LRPC. Contact Terry Borgman at 937-515-7842 if interested in serving on this committee.

Rules and Regulations (John Buskey/Pat Raleigh): We are working on revising the fine schedule in the Yellow Book.

Campground Committee (Carrie Paul/Sue Eads): Kim announced that the campground had a very successful 4th of July celebration. Special thank you to the Laceys for donating bike lights, Kona Ice, and Jerry Abbatiello for organizing the bike parade. We wish to thank maintenance for installing the handicap swing. The campground committee is in the process of gathering suggestions for campground improvement projects from all campers. Please email your ideas to

campgroundcommittee@lakewaynoka.com

Unfinished Business:

- The Board discussed the current no wake policy from dusk to dawn. It was determined to keep the current policy in place due to safety reasons. If the lights are on at the dam and at Pontiac docks, all boaters are required to comply with the no wake policy.
- The Board discussed non-member access for the restaurant, lounge and chapel. This would require a motion to amend the current policy in the Security Policy and Procedure Manual. We are reviewing the current policy and collecting data from Chief Callahan. We will be discussing this issue further at the next workshop. Please email ellis@lakewaynoka.com or paul@lakewaynoka.com if you have any comments or concerns. We want to hear from the community.
- Secretary Barton read the following statement about Marina Pointe. The Board met Wednesday night and discussed the noise complaints at Marina Pointe, and in that process reviewed the current rules which state that: “...common picnic and recreational areas shall close at dusk, unless proper arrangements have been made in advance with security for extended hours.” So after considerable discussion, the Board decided to leave the current rule unchanged and asked Paul to contact Mike Napier and direct him to immediately submit a current schedule of events that the Board will review and consider for extended hours – past dusk. There is still ongoing debate amongst board members about how to resolve this issue. On the one hand, there are property owners who are negatively impacted by the noise. On the other hand, there are property owners who have repeatedly communicated to the board that they are pleased with

what is happening at the Pointe, and want it to continue. Ultimately, the Board will find a solution that balances, noise levels, hours, and days that events will be allowed to take place beyond dusk. Mgr. Cahall asked the Board to invite Mike Napier to their workshop so we can discuss compromises towards a solution. Secretary Barton said that Marina Pointe is community property not Marina property. President Ellis said that she has reviewed the minutes from previous meetings about Marina Pointe and communicated that this is an ongoing discussion with the Board.

New Business: None

Motions & Resolutions: None

Community Organizations:

- Civic Club (Michael LaPlante) – Bingo tonight. Doors open at 6pm and games begin at 7pm in the Lodge.
- WaterSports Club (Sue Levermore) – We are having a Christmas in July golf cart parade on July 22nd. We will meet at Little Turtle at 4pm and leave at 4:30pm to go to Marina Pointe for games and prizes and perhaps a special visit from Mr. & Mrs. Claus. Decorate your cart and come join the fun. Non-decorated gold carts are invited to join the parade also.
- Shawnee Women's Club (Margi Borgman) – Thank you to AJ, Kim Lamb and Maintenance for everything they do to support all club events. We will be having a special event on July 12th at 1pm to decorate rocks for Rocky the Snake. Everyone is welcome to paint rocks and add them to Rocky. We are excited to see how long we can make him. September 13th, we will be having our Veterans Picnic at 10:30am. All Lake Waynoka Veterans are invited. The Ohio Veteran's Home in Georgetown looks forward to attending each year and enjoying fishing.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Nancee Klein – Asked about the status of empty lot mowing as it is behind this year. Mgr. Cahall stated that the ordered 15ft. mower just arrived and we only had one mower to use in the interim. Maintenance is playing catch up but we are still on schedule to have all lots mowed three times this year. Mrs. Klein asked about the lack of security when placing calls in the evening and being told no one is on duty. Mgr. Cahall said that we have three full-time Officers policing the lake 18 hours a day. Chief Callahan said that the issue was determined to be a gate security personnel issue and that this person was terminated. He encourages members to let him know of any issues so he can address them. Chief Callahan stressed that we are not a 911 call center and that gate personnel are not trained to take 911 calls. He said that 911 is the quickest way to get service if it is a true emergency. The Brown County Dispatch Center dispatches emergency personnel based on the situation and Lake Waynoka Officers are included in being dispatched. Mrs. Klein said that she loves the Marina Pointe addition.
- Casey Whitton – He believes security gate personnel should receive some training about calls and not tell people to call 911 when the person is only reporting a complaint. Mr. Whitton asked why some posts are deleted from the Lake Waynoka Facebook page and finds it disrespectful to members. He would like to see more monies spent on updating the amenities we have such as the gym. Mgr. Cahall stated that the lake's Facebook page is monitored and threatening and/or inaccurate posts are removed. The Page is meant to promote community events and important information. He said that the gym is budgeted money each year to spend on updating equipment and he believes all the equipment has been replaced in the past 7-8 years. President Ellis asked members to email her, Mgr. Cahall or Chief Callahan with concerns as Facebook comments are not always accurate.
- Jim Siefert – Expressed his concern about people ignoring stop signs and driving too fast on the roadways. There are many children playing outside and he fears someone will be hurt. He asked

that Officers look for golf cart and boat stickers plus monitor the number of underage kids driving them. President Ellis said that Chief Callahan stated in his report last month that anyone driving a golf cart must be 16 and have a valid driver's license.

- Chuck Gardner – Supports Marina Pointe. He sees many families enjoying it. His family has attended several events there. It is promoting community closeness as a venue for people to meet old and new neighbors. He asked the Board to weigh the many positive comments vs. a few negative comments. President Ellis said that the Board will be looking at all the numbers and discussing a positive resolution.
- David Wagner – He asked the Board to re-examine Lake Waynoka becoming its own municipality. We make up 40% of the population in Franklin and Jackson Township and pay 80% of the property taxes. He believes that the added revenue from being our own township could be used for more Police Officers and other items such as the firegate. Mgr. Cahall said that we have approached both townships about converting Officers and they are not interested. Secretary Barton said that this may be worth exploring but may be complicated.
- Maggie Little – She would like to see the lake do better when renting the Lodge. They did not receive the keys and the bathrooms were a mess. We were told that our guests had to go to the Rec Center to use the bathroom facilities. Mgr. Cahall and President Ellis apologized for her experience. He said that we have changed to hand air dryers as people were flushing towels down the toilets. In this particular instance, someone had flushed underwear down the toilet and it had stopped up the pipes. Mrs. Little said that Marina Pointe is great and they have enjoyed getting together with the community to listen to bands and socialize.
- Mike Napier – Expressed that he is willing to work with the Board to come to a resolution. He has hired an event scheduler that plans family-friendly events so adults and children alike can enjoy the Pointe. He wants everyone to know that the Marina DOES NOT call-in open passes.
- Tiffany Medcalf – Her family is having a blast at Marina Pointe. They used to come to the lake but basically hung out by themselves. The Pointe has allowed them to meet other members and her children have been making friends.
- Tianna Shell – Supports Marina Pointe and is enjoying all the activities. She supports the new Lodge and hopes that it will bring more activities during the winter months. President Ellis stressed that the new Lodge will be determined by a membership vote.
- Gordon Ellis – Explained the Brown County Sheriff's Department operational structure. There are 3-4 deputies on every shift. We are busy responding to calls and conducting investigations. We back up ALL police departments within Brown County. Emergency 911 calls are dispatched to appropriate services such as fire, EMS or law enforcement. The closest Deputy is dispatched to the emergency. The non-emergency line to Brown County dispatchers is 937-378-4155.
- Terry Borgman – Saw a stranger lurking about his neighbor's house. He called security and within 2.5 minutes, an Officer was on the scene.

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 10:58am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary