

WPOA Board of Trustees Saturday Meeting – 8/12/2023

***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, Ellis, Marck, Moore, Raleigh, Mgr. Cahall

Absent: Taylor and Eads. Both were excused.

Minutes: Crank made a motion and Moore seconded to approve the 7/8/23 WPOA Monthly minutes as printed in the newsletter. A ye/nay vote was taken and the motion passed unanimously.

President's Report (Ellis): Immediately following the WPOA meeting, we will be hosting our second Lodge informational session. We will have one more informational session after the September 9th WPOA meeting. We are trying to be as transparent as possible with the membership concerning this project. Please seek the correct information through an informational meeting, on the Lake Waynoka website or on the official Lake Waynoka Facebook page.

Treasurer's Report (Barton):

Operating Funds

- July total operating income was \$180,000.
- July total operating expenses were \$250,000.00 with no unexpected expenses.
- Operating fund balance at the end of July was \$1,067,633.51.
- Operating income for the year at the end of July was \$2,175,000.00. That is 80% of the plan for 2023. Expected income at the end of July was 78% so 2% over budget.
- Operating expense for the year at the end of July was \$1,461,000.00. That is 58% of the plan for 2023. Expected expense at the end of July was 60% so 2% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in July were \$12,000.00
- Assessment account expenditures in July totaled \$60,000.00 for new bush-hog, Lodge plumbing, Aqua Doc.
- Balance of all allocated assessment accounts at the end of July were \$1,365,242.16.

Invested Funds

- Invested Reserves at the end of July totaled \$517,682.19.
Total cash on hand at the end of July was \$2,950,557.86.

We received an audit report from an independent CPA and no issues were found. The report will be posted on the Lake Waynoka website in the next few days for members to review. Treasurer Barton, a former CPA, looked through Lake Waynoka financial books and found no issues as well.

Manager's Report (Paul Cahall):

- We started our season without enough rain but lately it's been too much rain. During one of the recent heavy storms, we had several trees and branches fall into the lake. We also had the road at Running Bear wash out. Maintenance has been hard at work getting the lake cleaned up for safe navigation and repairing the road.
- Dredging got started again as soon as the water got up to normal pool but has had to be put on hold again because we have needed the equipment to remove the trees from the lake and to work on the damage to the road at Running Bear.
- There is a new navigation hazard on the lake near Little Crow and a hazard buoy has been placed to warn boaters. A very large tree fell in the lake during the recent storms. The position and size of this tree has made it impossible for maintenance to remove it from the lake with our

equipment at this time. When we draw down the lake this winter, we will see if there is anything we can do with it or if we will have to have someone with bigger equipment come and help us.

- The annual audit has been completed and the final delivered to the Board. No issues were noted and the full report will be able to be viewed on the Lake Waynoka Web Site. If you have any questions about the audit, please contact the General Manager or the Treasurer.
- Despite the rain, Waynoka Day went on and for those who braved the intermittent rain showers things went very well. We heard from our vendors that they had a great day and intend to come back. The Civic Club sold out of curly fries and pork sandwiches.
- There was a major water leak at Little Turtle. All service to homes was restored the same day but the water will not be available at Little Turtle for a little while.
- *The recent rains caused a portion of Running Bear to be washed out. Our crews had to stop dredging to work on repairing the road. It has since been repaired and is now open to traffic. Several trees fell into the lake during those same storms. Our crew was able to remove all of them but one near Little Crow dock. Buoys have been placed in the area to alert boaters. The tree is massive and we may have to bring in a crane this fall to help remove it.*
- *We had a big water leak at Little Turtle. It has been repaired but there will be no water in the Recreational area for a few months.*

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

Calls for Service	52	Animal Complaints	10
Arrests	0	Livewell Checks	17
Reports	18	Campground Calls	6
Citations	4	Grinder Pumps	31
Warnings	15	Squad Calls	9
Security Checks	572	Fire Runs	0
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	64.1	802.2	
1591	92.7	1,108	
2091	39.8	419.7	
Gate Counts			
RFID Front 16,309		Front Guest Lane 12,100	
RFID Rear Entry Not functioning		RFID Rear Exits 24,582	

Other information from the Police Department

*As stated last month, we continue to receive high level/emergency calls to the front gate. To repeat for those who may not have seen the June report: The Lake Waynoka Police Department would like to remind everyone that the front gate is NOT the Brown County Communication 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, or the closest available units on duty per the county mutual aid contract. 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 professionals trained to take the appropriate and necessary information to ensure not only the timeliest officer response, but also ensure every precaution is taken.

Again, please understand that you have a police department, and that the front gate is not trained to take those 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 ensure everyone's safety.

*The ban for wake surfing was lifted as lake levels were deemed safe for all activities.

*The Lake Waynoka Police Department has hired Officer Eric Ballein to fill the full-time police officer vacancy. Officer Ballein will begin his training during August.

Other Committee Reports:

Building (Pete Levermore/Sean Moore):

Permit	July	Year to Date
Residence	2	15
Dock/Boat Lift	0	22
Additions	0	2
Repair/Replace	5	22
Pool	1	3
Deck	0	12
Garage	3	14
Storage	4	11
Boat Cover	0	0
Carport	0	0
Fence	4	14
Misc	0	11
Totals:	19	126

Election Inspectors/Nominating (Margi Borgman/Nan McHugh, Dawn McNees, Nominating Chairperson): Margi announced the resignation of Dave Patton as Election Inspector and introduced Nan McHugh as his replacement and Dawn McNees as the new Nominating Chair. Applications are now available to fill three seats on the WPOA Board of Trustees with a three-year term. Candidate applications are available online at Lakewaynoka.com under Documents then Forms. Deadline for submitting an application is September 25, 2023 at 4:00PM. *If you plan on running, please review the Blue Book for Trustee Rules and Responsibilities. The Board meets a few times a month and we need people who are dedicated.*

Lake Advisory (T. Redick/Jim Marck): Committee members: Jim Marck (Board Liaison), Tim Redick (Chair), Frank Skidmore, Dave Wallace, Steve Johnson, Larry Turner, Sue Turner. The committee draft report and recommendations on wake boats was finalized at the committee meeting on July, 31, 2023. The report was distributed to the WPOA Board of Trustees at the August 7, 2023, board workshop meeting. Given the increase in WPOA registered watercraft, the committee continued discussion on boating safety and other potential boating regulations. Follow-up with security is necessary to confirm that boater education cards are being checked and live wells, bilges and ballasts are checked before being allowed in the lake. Additionally, the committee began discussion on recommendations for lake lowering in the fall/winter season. A report of seeing fish with white spots was received. The reporter was concerned that it might be an outbreak of *Ichthyophthirius multifiliis*. No other evidence has been found to support this and no other reports have been received. The committee has delayed further discussion on algae/weeds pending results of the Mad Scientist's report. The committee will meet again in August. *President Ellis thanked the committee for their hard work. They presented several recommendations to the Board. We will be discussing the recommendations and let the community know of any changes.*

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

- **Current Projects:** The LRPC has been working on **1. The proposed Lodge project:** A. collected over 200 comments and suggestions from the Lodge projects emails and informational meeting #1, and organized responses that have been made available on the Lake Waynoka website for the community to review. The July 31 blast notification for the lodge project reports was opened 667 times indicating that the information was being reviewed by the membership. B. Reviewing Lake Waynoka Facebook page and Lake Waynoka Trading Post Facebook page comments (350=) , and replying as necessary. C. preparing for the lodge informational meeting #2 to be held after the WPOA Board meeting on August 12. D. reviewing criteria with the Rules & Regulations Committee to develop wording for the ballot this fall concerning the proposed lodge project. E. examining how the restaurant, lounge and event center in the proposed lodge project would function. **2. Demographics used to understand Lake Waynoka population growth** A. update historical data for home building permit trends and dock building trends. B. review the Brown County Auditor's website for Lake Waynoka home values. C. US Census Lake Waynoka population in 2020 = 1423; in 2010 = 1000. **3. Sedimentation project planning** A. reviewing considerations for the proposed sedimentation project for Straight Creek and Kiddie Corral in the next 5 years.
- **Goals and Objectives of the community:** Many in the community have questioned Lake Waynoka's budget priorities. The annual budget of around \$2.7 million fund the following (over the next 5 years): 1. Lake ((\$100-200,000/year) – includes mechanical dredging of the main lake "hump" and coves, stocking fish, algae control, shoreline protection, hydraulic dredging (done every 8 years with next occurrence in 2027) and a future sedimentation prevention program to minimize need for dredging. 2. Improvements (\$200-400,000/year) – includes building and roof repairs, Rec Center HVAC replacement, exercise room equipment repairs and gym floor replacement, outdoor pool repairs, maintenance of security monitoring equipment and security gates, server upgrades and purchase and repair of aging maintenance equipment and vehicles to support the LW community. 3. Roads (\$200-300,000/year) – includes saving to repave 10 miles of Lake Waynoka Drive starting in 2029 as well as paving about 1-2 miles of asphalt roads and road repairs annually. 4. Operations (\$2,000,000,000+/year) – includes labor and materials and subcontractor costs, and power, water, sewer and supplies for LW departments (administration, maintenance, and security) and also for our amenities (lodge, restaurant, lounge, recreation center, pool and campground). Many lake communities do not have this many amenities.
- There is an open position on the LRPC. Contact Terry Borgman at 937-515-7842 if interested in serving on this committee.
- *Terry urged members to read the LRPC 5-year plan as published on the Lake Waynoka website. This details how your money is being spent each year. The committee is committed to transparency. President Ellis thanked the committee for their hard work in making the report which is reviewed and approved by the Board each year.*

Rules and Regulations (John Buskey/Pat Raleigh): We met twice in July/August. An admendment to the Restrictive Covenants to permit the Board to secure a loan for construction of a new Lodge/Lounge/Event Center has been prepared and forwarded to the Lake's POA attorney for review. The Committee has also been working on revisions to the fine schedule in the General Rules & Regulations, Vol 1 (yellow book). Committee members are: Jeff Albrinck, Tim Redick, Greg Stover, Nan Wales and John Buskey, Chair.

Campground Committee (Carrie Paul/Sue Eads): *Manager Cahall announced the results of the camper's survey and they would like to put in a new playground at the campground that all property owners could use. President Ellis said the campground committee is doing a fantastic job.*

Unfinished Business:

- The Board decided to fine tune the Dock Rental Policy to outline specific dates. Highlights include: extending the time to enter the lottery and allowing a proxy for members who may not be able to attend the drawing. There are specific dates identified to reserve a currently rented dock and dates that all dues and dock fees must be paid to keep your dock from being entered into the lottery. We will mail all current dock renters the updated changes. *Please see Motion # 362 below for details.*
- President Ellis discussed Motion #363 which will eliminate non-members from entering the lake unless they have a pass called in by a member in good standing. This does not apply to the Chapel since they are considered a property owner. If approved, the updated guidelines will be effective September 5th. There are 4 open gate events each year which are the Holiday Extravaganza, Community Yard Sale, Waynoka Day and the Car Show. This policy will not pertain to those events. Manager Cahall said he had security run a check of people asking for access to the Restaurant, Lounge and Chapel. There were 4/week for the Lounge, 2/week for the Chapel and 63/week for the Restaurant which is more than likely employees. President Ellis accepted a question from a member about people who come to play weekly card games and how they can enter the community. President Ellis responded that an open pass would need to be called in by a member in good standing. The individual calling in that pass would assume responsibility of anyone entering the lake on that open pass. She said that people are paying their dues and they want piece of mind about the security of the community. We need to be able to track and hold accountable anyone entering the community. Open passes can only be called in for a limited time frame only. She will be sending an email to all the clubs informing them of this new policy. *Please see Motion #363 for details.*
- The Board met with Mike Napier and came to a compromise concerning Marina Pointe. This is a compromise to find middle ground for all members. Treasurer John Barton read the following statement:
 - The Board of Trustees has been working together to ensure Marina Pointe will continue to be an enjoyable place for members to gather while also allowing those members who live nearby to enjoy their properties. Consequently, the Board has adopted the following rules:
 - Marina Pointe will be allowed to stay open past dusk from Memorial Day weekend through Labor Day weekend. Those days will only include Fridays, Saturdays and Holidays.
 - All amplified sound must stop promptly at 10pm. Members and guests may remain at the Pointe until 11pm and then will be asked to leave.
 - All speakers must be directed away from the lake and volumes kept at a reasonable level. The Lake Manager will work with the Marina to ensure compliance with speaker placement and appropriate volume levels.
 - The Lake Manager has the authority to approve or deny additional and/or special events or different nights, as requested by the Marina.
 - *Mike Napier, of the Marina, voiced his displeasure of the rules and called them unfair.*

New Business: Manager Cahall addressed the need for Motion # 364. We had an unexpected expense for the Capital Road Improvement budget. A portion of Running Bear was washed away during a recent storm. We had to replace the culvert and the roadway. It has been fixed. We will begin paving the scheduled roads this week. We will try to notify members in the area to let them know which areas may be temporarily closed during paving.

Motions & Resolutions:

- Motion #362 was made by Raleigh and seconded by Moore. It is moved to approve the attached dock rental policy: Dock Rental Policy

The following is the WPOA policy on annual dock rentals and how they will be handled to make the process as fair and convenient as possible for all members in good standing eligible to get a rental dock. This policy was approved by the WPOA Board of Trustees in Motion #362, 12 August 2023.

Who is eligible and who is not eligible for a rental dock:

1. Must be a member in good standing at the time of applying for a rental dock.
2. Cannot own a property that has a boat dock assigned to it.
3. Cannot rent more than one dock per owner.
4. WPOA owned rental docks cannot be sublet. Violations will result in loss of use of the dock and a \$100 fine.

If you already have a dock and want to keep it.

1. Must pay your non-refundable reservation fee between April 16 and December 15th no exceptions. If you fail to pay this fee by 15 December your dock will go into the lottery held on April 15th.
2. Must pay your annual dock rental fee and all dues, assessments and fees between 1 January and 1 April no exceptions. Failure to meet this deadline will result in your dock going into the lottery held on April 15th.

How to get signed up for the lottery if you want a dock.

1. Sign up for the dock lottery will begin in the administrative building on the 1st of March.
2. You must be a member in good standing having paid all dues and fees for current year.
3. All dock lottery entries must be in by the close of business April 14th.

How Docks will be assigned from the lottery.

1. The drawing will take place at 8 am on April 15th in the lodge.
2. The owner/spouse or prearranged proxy must be present at the time of the drawing to get a dock. If you are using a proxy the admin office needs to be provided that name no later than the last working day before the drawing.
3. A WPOA representative will randomly draw names and if that person is present, they will be permitted to select a dock from those available.
4. You will need to take the dock receipt to the office and pay the rental fee by close of business the day of the drawing. If not paid the dock will be offered to an alternate.
5. The drawing of names will continue until all docks are rented or no one who had signed up for the lottery is present.
6. If there are left over docks, they will be rented on a first come first serve basis until there are none available.

Note if any of the above dates fall on a Saturday, Sunday or holiday they will be extended to the next working day.

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

- Motion #363 was made by Barton and seconded by Raleigh. It is moved to approve the amended changes to the Security Manual to read as follows: Non-members will not be allowed access to the Lake Waynoka Subdivision unless a pass has been called in by member in good standing. Community organizations and clubs may not call in a pass in their organization or club's name. Any activity or event which that organization or club wishes for non-members to attend will require individual members in good standing to call in a pass. This amended policy will take affect on Tuesday, September 5, 2023. A roll call vote was taken and the motion passed unanimously.

- Motion #364 was made by Raleigh and seconded by Crank. It is moved to increase the capital budget for roads 2023 from \$190,000.00 to \$220,900.00 in order to cover the cost of fixing Running Bear that was washed out by a storm. A roll call vote was taken and the motion passed unanimously.

Community Organizations:

- Shawnee Women's Club – We meet the first Wednesday of the month at 10am in the Lodge. We will host a Veteran's picnic at the Marina Pavilion on September 13th. Lunch will be served at 11am. The Ohio Vets Home in Georgetown will be attending. We encourage all Lake Waynoka Veterans to come out for a day of fellowship and food. The Holiday Extravaganza is Saturday, October 21st in the Lodge and Rec Center. Please look for more information to come on Facebook and in the newsletter. Please let us know if you have any suggestions for projects around the lake to benefit the community. We recently posted a survey on Facebook for people to choose which project they would like to see.
- President Ellis thanked the Art Club for the mural on the Lake Waynoka Marina building.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Linda Stover, from the Book Club, noted that the Library has lots of good books available to borrow. At the current time, we are not accepting book donations as we are filled to capacity. Please help us keep the Library straightened and books put away where they belong.
- Dan Walsh – There is a large dead tree near lot 71/72 in the Campground. He asked if it could be removed. Manager Cahall said they are aware of it and that it is too big of a tree for the regular tree guy. We will have to bring in special equipment at the end of the season to have it removed and may have to ask that a few campers be relocated until the project is completed. Mr. Walsh asked if the stained ceiling tiles in the Rec Center indicate a leaking roof. Manager Cahall said the stains are from HVAC condensation and not the roof.
- Betty Purdin – The annual yard sale is Saturday, August 19th right before the 3-way stop. All proceeds go to the Labor Day Fireworks Fund. All donations of items or cash are welcome.

Adjournment: The motion to adjourn was made by Crank and seconded by Moore. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:45am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary