

## WPOA Board of Trustees Saturday Meeting – 9/9/2023

*\*\*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 10:03am.

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 Marck seconded to approve the 8/12/23 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

**President's Report** (Ellis): President Ellis encouraged all members to sign up for email blasts at the Administration Office. This will ensure that you receive monthly reports and any other important information. The 3<sup>rd</sup> new lodge informational session will be following the meeting. The Board and LRPC have been gathering information from the community about a new lodge vs. renovation over a 3-4 year period. The Board envisions the new structure as a gathering place that will be used all year long. We have been discussing new ideas for family events and activities. President Ellis is in favor of the new construction as it will accommodate future residents for another 50+ years. She is honored to be President and is looking to move the community forward with the best of Lake Waynoka yet to come.

**Treasurer's Report** (Barton):

Operating Funds

- August total operating income was \$114,000.
- August total operating expenses were \$249,000.00 with no unexpected expenses.
- Operating fund balance at the end of August was \$859,747.94.
- Operating income for the year at the end of August was \$2,289,000.00. That is 86% of the plan for 2023. Expected income at the end of August was 83% so 3% over budget.
- Operating expense for the year at the end of August was \$1,780,000.00. That is 68% of the plan for 2023. Expected expense at the end of August was 69% so 1% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in August were \$11,000.00
- Assessment account expenditures in August totaled \$248,000.00 for road work and new skid loader.
- Balance of all allocated assessment accounts at the end of August were \$1,131,528.60.

Invested Funds

- Invested Reserves at the end of August totaled \$517,682.19.  
Total cash on hand at the end of August was \$2,508,958.73.

**Manager's Report** (Paul Cahall):

- Another summer season has come to an end. We could not have asked for better weather for the Labor Day Weekend to say goodbye to summer with.
- Dredging continued this last month but unfortunately, one of our barge push boats broke down so we were only able to run two barges for part of the month. We pulled the other two boats out and inspected them to make sure they were not having the same problem and found none. We hope to be back up to three barges in the very near future.
- Myself and a few board members will be attending the OLCA meeting being held this month at Hidden Valley Lake. I am looking forward to this meeting it will be first time the member lakes have gotten together in person since September 2019. This is a two-day conference where member lakes get to share challenges, solutions and new ideas with each other.

- A reminder that if you plan to leave a pass for a guest to go to the Halloween event, we will not be accepting open passes on that day. We will need the name of your guest for them to get in. Everyday all non-members must have a pass called in for access but we do accept open passes from members for special events.
- I have been getting questions about lake lowering. As normal the lake will begin to be lowered sometime in November in order to drain the lagoon. The board has been having discussions with the lake advisory committee about if we will be doing a full draw down (5-7 ft) or not. We have tried to do this the last 3 years but due to rainfall have been unable to achieve it. We will keep the membership informed.
- The pools have been closed and maintenance will begin draining. covering and putting away the furniture. The adult pool will be done last so water aerobics can still be done outside while weather permits.
- *Mgr. Cahall gave a lake drawdown update. The Board is in discussions with the Lake Advisory Committee about a full vs. partial drawdown. WRWSD opens the valve in mid-November to drain the lagoon. This usually takes til the beginning of the new year and at that time, WPOA will decide to close the valve or drain it further. Lake drawdown has its benefits as to protect ice from tearing up docks, cuts down on weeds and bugs, and allows for repair work. As stated, the Board is discussing its options. In April, the WRWSD has a second draining of the lagoon but the timeline is much shorter. The draining of the lagoon is a mandated EPA requirement.*
- Please sign up for the email blast at [info@lakewaynoka.com](mailto:info@lakewaynoka.com)
- Police are investigating boat damage in the party cove area. If you have any information or doorbell video, please contact security. We are down one Officer. We are still providing 7 day per week coverage. We have had several reports of minors driving golf carts, teens riding dirt bikes and other offenses. Please remain vigilant and report violations to police.

**Lake Waynoka Police & Security Report for August 2023** (Chief Callahan): No report

#### Other Committee Reports:

**Building** (Pete Levermore/Sean Moore):

Permit	August	Year to Date
Residence	1	16
Dock/Boat Lift	0	22
Additions	1	3
Repair/Replace	7	29
Pool	0	3
Deck	0	12
Garage	0	14
Storage	0	11
Boat Cover	0	0
Carport	0	0
Fence	0	15
Misc	2	13
<b>Totals:</b>	<b>12</b>	<b>138</b>

**Election Inspectors/Nominating** (Margi Borgman/Nan McHugh, Dawn McNeese, Nominating Chairperson): Dawn Mcneese presented the following election timeline for the Board's approval. In accordance with the Code of Regulations, Article IV, the following dates and deadlines will be in effect for this year's Board of Trustees election:

Saturday, September 9th Election Timeline approved by the Board

Monday, September 25th Candidate applications must be received in the Admin office by 4 pm

Tuesday, October 24th Last day for members to settle outstanding fees/dues to be eligible to vote

Wednesday, October 25th Mailing labels and list of eligible voters printed

Thursday, October 26th Ballots mailed by this date

Monday, December 4th Ballots must be received in Admin office by 4 pm

Friday, December 8 Ballots counted by this date

- Candidate applications are still being accepted with a deadline of September 25 at 4 pm. The applications are available online at [lakewaynoka.com](http://lakewaynoka.com) Documents then Forms.
- In order to be eligible to vote you need to be in good standing so please make sure all your dues/fees are paid by October 24th.
- Also make sure the Admin office has your current address, ballots will be mailed and we want everyone to be able to vote.
- During the October and November WPOA monthly meetings each candidate will be invited to use 3 minutes to introduce themselves during the Membership Compliments and Concerns part of the meeting.

*Please see motion below.*

**Lake Advisory** (T. Redick/Jim Marck): President Ellis reported that the LAC has given the Board several reports and recommendations concerning wake boats, boater certifications and lake lowering guidelines. The Board is actively discussing their recommendations.

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

**Current activities:** 1. Preparation of report on 2023 budget versus expenditures through August 2023 for the WPOA Board. 2. Review of the Lodge project architectural design (May 2023) renovation and expansion options. 3. Provided responses to lodge project emails and questions and comments received during informational session #2. The responses are available in the Documents section of the Lake Waynoka website under Reports. 4. Discussion of the number of properties at Lake Waynoka – 3976 total: a. WRWSD/WPOA owned properties = 98, b. properties in good standing = 3209 or 81%, c. properties not in good standing = 669 or 17%. 5. Review of Capital Assessment account projects for 2023, to date: a. roads = culvert repair on Running Bear, paving on Wagon Wheel and Waynoka Drive b. lake = mechanical dredging main channel project, review of sedimentation project, review of main lake channel depth chart, algae control, new docks builds and repair, fish stocking. C. improvements = lodge plumbing issues and repairs, lodge freeze damage repairs, lodge foundation repairs, lodge truss repairs. 6. The LRPC is assisting the POA board to compile a list of ideas for potential new community amenities including: coin operated laundry, frisbee golf course, boat wash facility, indoor movies and other family-oriented activities, and a fenced community garden. **Goals & Objectives:** Comparison of anticipated expenditures for Capital Assessments over the next 20 years and assessment fee income for 2024: Anticipated expenditures over the next 20 years: a. lake = \$3,127,000, b. roads = \$6,616,000, c. improvements = \$5,324,000; 2024 assessment fee income: lake = \$167,000, b. roads = \$307,000, c. improvements = \$5,324,000.

*Terry reported that the LRPC has compiled a complete list of questions and answers to membership from the lodge informational meetings. You can find it on the Lake Waynoka website under Documents and then Reports. He urged everyone to read over the FAQs so you can make an informed decision to the upcoming vote. The LRPC has spent many hours working on the FAQs and has been completely transparent with the community. Terry noted that 1,100 members are signed up to receive email blasts. Of that number, 700 have opened the emails but only 150 have opened the FAQs on the website about the lodge project.*

**Rules and Regulations** (John Buskey/Pat Raleigh): We have been meeting at least once a month. We put together language changes to the current CODE to allow for a one time borrowing of money to fund the

lodge project, if approved. This document has been reviewed by Lake Attorney John Jolly. The committee continues to work on revising the fine schedule and has forwarded information to President Ellis.

**Campground Committee** (Carrie Paul/Sue Eads): Jerry Abbatiello reported that the campground had a successful year. There have been lots of improvements. Based on a campground survey, the next project we would like to see is a playground. This would be a community campground for all to use. The committee is planning to have a meeting with the Board to match funds for the project.

**Unfinished Business:** None

**New Business:** None

**Motions & Resolutions:** Taylor made a motion and Eads seconded to approve the election timeline as presented by the Election Committee. A yea/nay vote was taken and the motion passed unanimously.

**Community Organizations:** Shawnee Women's Club – Margi Borgman – We meet the first Wednesday of the month in the Lodge. We will be hosting a Veteran's picnic on Wednesday. All Veterans are invited. We will have residents from the facility in Georgetown participating. Thank you to Maintenance for setting up for the event. The Holiday Extravaganza is October 21<sup>st</sup> from 9-3. This is an open gate event. All booths have been reserved. Light Up the Lake is scheduled for December 9<sup>th</sup>. More information to come.

**Board Comments and Concerns:** None

**Membership Compliments and Concerns:**

- Nancee Klein had several comments and suggestions. She asked the Board to explore putting lights on the buoys for nighttime navigation safety. She asked that the Board put money into the budget to help with the annual Labor Day firework display. She asked for 24/7 security since the community is growing. She asked for lodge repair numbers. President Ellis stated that the Board is beginning to work on the 2024 budget and will be looking at several items. Mgr. Cahall said that no bids were collected for lodge repairs as three architects said the lodge needs replaced and the Board decided to pursue the replacement option. President Ellis stated that the Board feels it is not using our money wisely to pursue renovations. Major lodge issues are bowing and cracked trusses, major plumbing issues which require the floor to be ripped out and the pipes replaced, leaking roof, leaking foundation, bringing the building up to code, nearly \$1,500/month electrical bills, no insulation, ect. The Board believes expanding and repairing this 50+ year old building is not in the community's best interest moving forward as the community continues to grow.
- Tim Bryant – Requested that his ditch line be repaired. There is standing water and thick vegetation in the lots next door to drain his property adequately. Mgr. Cahall wrote down the lot number and will get with Tim to find a solution.
- Donna Wyatt – She said her builder said the lodge is sound. She feels our amenities have not been taken care of and would like to see numerous repairs performed on our current amenities.
- Doris Kitchen – asked if the ballot has been sent out yet and has there been a vote on the new building ballot to amend the CODE? President Ellis responded no. The CODE language is very specific to the new lodge loan. Treasurer Barton said that this is a one-time authorization for this project only. Our Attorney has reviewed the language and the Board will be reviewing it as well.
- Tina Tkach – Had several comments and questions. Her family is invested in the community and likes the new lodge plan. She asked about the long-term vision, retain/building of new homes and members, security issues and emergency services. She believes the Board needs to look at all the issues. President Ellis said the Board is looking at everything as a whole. Mgr. Cahall said that EMS has RFID stickers to enter the lake and Russelleville Fire department has a key to enter the side gate. Secretary Crank responded that EMS does not use the side gate. Treasurer Barton agreed with President Ellis that the Board is looking at the community as a whole.

- Jerry Abbatiello – believes we should look at other issues before the lodge project. He feels our money can be better used and the lake should be our number one priority. He said the community should have been included in a vote for Marina Pointe. President Ellis said the lake is our top priority. We are currently working with the Mad Scientist to provide reports about the algae/weed issues and controlling sediment. The Lodge is not a new amenity. We are replacing what we have as a future investment for residents.
- The Captain of the Russelleville Fire department announced a benefit for the passing of the Fire Chief's Mother. It will be on the 15<sup>th</sup> at 5pm in the Russelleville Elementary School. There will be a silent auction and a spaghetti dinner. All proceeds will be to offset the cost of her medical bills.

**Adjournment:** The motion to adjourn was made by Crank 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