

WPOA Board of Trustees Saturday Meeting – 10/14/2023

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

Absent Taylor, Crank. Both were excused.

Minutes: Raleigh made a motion and Barton seconded to approve the 9/9/23 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Ellis): A reminder that immediately following the meeting, the election committee will host a meet the candidate event and allow applicants to use 3 minutes to introduce themselves. Another reminder that members in good standing will be receiving a ballot and information letter in the mail. You will be selecting 3 candidates for Trustee and voting on the restrictive covenant change to allow borrowing for the new lodge proposal.

Treasurer's Report (Barton):

Operating Funds

- September total operating income was \$110,000.
- September total operating expenses were \$273,000.00 with no unexpected expenses.
- Operating fund balance at the end of September was \$779,416.39.
- Operating income for the year at the end of September was \$2,380,000.00. That is 87% of the plan for 2023. Expected income at the end of September was 87% so right on budget.
- Operating expense for the year at the end of September was \$2,038,000.00. That is 78% of the plan for 2023. Expected expense at the end of September was 77% so 1% over budget.

Allocated Assessment Funds

- Income for allocated operating assessments in September were \$8,000.00
- Assessment account expenditures in September totaled \$4,000.00.
- Balance of all allocated assessment accounts at the end of September were \$1,136,640.30.

Invested Funds

- Invested Reserves at the end of September totaled \$517,682.19.
Total cash on hand at the end of September was \$2,433,738.88.

We are in the middle of budgeting for 2024 and are meeting once a week.

Manager's Report (Paul Cahall):

- October is budgeting month. The financial committee will be holding meetings all this month preparing an operations budget for the board's consideration. The proposed budget will be presented to the board at the November workshop meeting. Any changes required from the board will be made for a December vote for approval. We are also giving capital projects a hard look for next year.
- Dredging will continue until the end of October then the equipment will be removed from the lake to prepare for winter drawdown.
- Myself and a few board members attended the OLCA meeting held at Hidden Valley Lake. As always it was a great networking and education opportunity. The board will be reviewing information and opportunities from what was presented at the conference over the next several months.
- 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. Lake lowering will begin sometime after the 15th of November please ensure you have taken care of your boat by that time. The board has decided we will try and take the lake down 5 to 7 feet this winter for dock and shoreline work. If you were considering doing any of that type of work start working with your contractor now. Work completed or not the valve will be closed no later than 15 February.
- We are currently looking at bids for replacement of the roofs on the lounge, pool house, and the covered picnic area by the pool. These will be done matching the Recreation center roof.

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

Calls for Service	35	Animal Complaints	4
Arrests	0	Livewell Checks	11
Reports	15	Campground Calls	7
Citations	2	Grinder Pumps	22
Warnings	9	Squad Calls	4
Security Checks	256	Fire Runs	0
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	81.2	1,307	
1591	13.6	129	
2091	110.5	1,663.8	
Gate Counts			
RFID Front – 16,932		Front Guest Lane – 19,796	
RFID Rear Entry – 18,139		RFID Rear Exits – 21,771	

Other Committee Reports:

Building (Pete Levermore/Sean Moore):

Permit	September	Year to Date
Residence	4	20
Dock/Boat Lift	3	25
Additions	2	5
Repair/Replace	2	31
Pool	0	3
Deck	0	12
Garage	0	14
Storage	3	14
Boat Cover	0	0
Carport	0	0
Fence	1	16
Misc	0	13
Totals:	15	153

Election Inspectors/Nominating (Margi Borgman/Nan McHugh, Dawn McNees, Nominating Chairperson): Applications from 9 candidates for the 2023 WPOA Board of Trustees election have been accepted. The candidates are: John Barton, Gary Dombroskie, Doris Kitchen, Nancee Klein, Chris Lane, Charles Miller M.D., Joan Pettigrew, David Wagner, and Nan Wales.

Reminders:

- 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, we want everyone to be able to vote.
- Ballots will be mailed out to members in good standing on October 25th.
- After today's meeting and after the November WPOA monthly meeting each candidate is invited to use 3 minutes to introduce themselves and tell members why they should be considered a potential trustee.
- Also, the candidate's application statements will be included in the newsletter.
- *Margi Borgman announced that candidates for Trustee will be given 3 minutes to speak following today's meeting. There will be no questions taken from the floor. She also announced that per the Blue Book, no election signs are permitted within Lake Waynoka.*

Lake Advisory (T. Redick/Jim Marck): President Ellis stated that the Board has been meeting with the committee monthly and discussing multiple proposed recommendations. We will be bringing information to the community for feedback before any motions are made.

Long Range Planning Committee (Terry Borgman/Pat Raleigh): The Long Range Planning Committee has reviewed project work completed to date in 2023, comparing actual costs to budgeted costs. A) The Improvement Capital Assessment account has 62% of budgeted work completed. 1 – Lodge repairs to remediate water damage were completed. 2 – Reroofing the lounge, lodge and pool equipment building are to be completed. 3 – Salvage value was collected on 2 pieces of Maintenance equipment. B) Lake Capital Assessment account has 31% of budgeted work completed. 1 – Dredging work was delayed due to low water levels. Main channel dredging will continue until mid-November, weather permitting. C) Road Capital Assessment account has 98% of budgeted work completed. 1 – Running Bear culvert repair was completed with additional reserve funding provided by the WPOA Board. B)The LRPC, General Manager and WPOA Board have begun reviewing projects and capital assessment budgets for 2024, with awareness that funding must exceed expenses. Membership comments and suggestions that have been shared with the Board will be considered. 1 – Improvement Capital Assessment account under consideration for 2024: replacing card reader at security building, essential lodge repairs (roof, plumbing, foundation), scheduled interior lodge renovations. Rec Center: annual exercise equipment repairs, minor roof repairs, scheduled interior upgrades, replace gym floor. Outdoor Pool: cartridge filter replacements, scheduled furniture replacements. Maintenance equipment replacement (2000 GMC truck). B) Lake Capital Assessment account under consideration for 2024: annual lake maintenance, algae control, cove and main channel dredging, stocking fish, erosion control, dock replacements and repairs, sedimentation prevention program at Kiddie Corral. C) Roads Capital Assessment account under consideration for 2024: routine road paving upgrading to asphalt, saving for Waynoka Drive repaving project in 2029. *There has been lots of good conversations about future capital assessments. The committee is looking for ideas and projects. President Ellis thanked the committee for their hard work.*

Rules and Regulations (John Buskey/Pat Raleigh): The committee has completed revising and editing the General Rules & Regulations (Vol. 1) document (Yellow Book) and will be forwarding it this coming week to WPOA President Jenny Ellis for review by the Board. The focus on this revision, at the request of the Board, was to update the fine schedule and to add any motions passed by the Board since the last revision on May 9, 2020. John personally thanked the members of the committee for the dedicated and excellent work they did in working on the document. They include: Jeff Albrinck, Greg Stover, Tim Redick and Nan Wales.

Campground Committee (Carrie Paul/Sue Eads): Carrie said that the campground had a great summer. The old playground is being removed after the season. The committee is making plans for a new playground. Trick or Treat will be on October 21st from 5-6:30 followed by hayrides afterwards.

Unfinished Business: None

New Business: None

Motions & Resolutions: None

Community Organizations:

- Civic Club – Bingo tonight
- President Ellis thanked the Art Club for the tire swing at Little Turtle.
- Shawnee Women’s Club – We meet the first Wednesday of the month. We host lots of activities and are always looking for new members if you’d like to be involved. October 21st is the Holiday Extravaganza from 9-3. There are over 45 vendors and we are giving away 30 door prizes. We will be having cider, cookies and wreath making on November 28th at 6:30. December 9th at 6pm is Light up the Lake event.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Kim Kramer – asked for an update about replacing Red Cloud docks. Paul said they were scheduled to be replaced in 2028 but with the condition they are in, they are being considered for replacement in 2024.
- Rhonda Maybriar – asked everyone to use due diligence of Trustee candidates before casting their ballot.
- Ken Wagner – The lights at the pickleball courts need to be replaced so we can play outside longer. Secretary Barton said this is under consideration for the 2024 budget.
- Tom Wyatt is concerned about the direction of the lake. There has been no money set aside over the past several years for the lodge project. Voting yes essentially places a lien on your home. The growth and strength of the community should be based on the lake. Treasurer Barton said there are no liens placed on individual properties. There will be a yearly assessment. If you sell your home, the new owner takes over paying that assessment. He also stated that there has been LRPC money set aside for lodge upkeep. President Ellis asked everyone to read the informational sheet that will be included in your ballot.
- Kimberly Loucks addressed her concern about the speed of cars within the lake making it unsafe for pedestrians. She has noticed cars coming around curves on the wrong side of the road.
- Nancee Klein expressed her concerns about the growing population and the need for a sewer expansion in the coming years. She asked that the WPOA and WRWSD Boards work together so residents aren’t hit with higher assessments from each entity.
- Carolyne Penelope Swenson agreed that speed on the roads is a huge problem. She asked that the Board consider putting in speed humps to control speeding cars.
- John Buskey addressed Nancee’s concerns and said the WRWSD has been saving money for the sewer expansion and is working closely with the EPA. He has been on the WRWSD Board since 2005 and Treasurer for 17 years until recently.

Adjournment: The motion to adjourn was made by Barton and seconded by Raleigh. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:40am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary