

## WPOA Board of Trustees Saturday Meeting – 11/11/2023

*\*\*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, Crank, Eads, Ellis, Moore, Raleigh, Taylor

Absent: Bynum, Marck and Mgr. Cahall were excused.

**Minutes:** Barton made a motion and Eads seconded to approve the 10/14/23 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

**President's Report** (Ellis): Board candidate meet and greet following meeting. Jim Myers, former WPOA President passed away. A moment of silence was held. Thank you to all past and present Veterans.

Gordon Ellis spoke and had all Veterans stand to a round of applause.

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

Operating Funds

- October total operating income was \$124,000.
- October total operating expenses were \$193,000.00 with no unexpected expenses.
- Operating fund balance at the end of October was \$693,622.28.
- Operating income for the year at the end of October was \$2,551,000.00. That is 94% of the plan for 2023. Expected income at the end of October was 92% so 2% over budget.
- Operating expense for the year at the end of October was \$2,234,000.00. That is 85% of the plan for 2023. Expected expense at the end of October was 85% so right on budget.

Allocated Assessment Funds

- Income for allocated operating assessments in October was \$15,000.00.
- Assessment account expenditures in October totaled \$30,000.00 for new roofs on the lounge, pool house and pool pavilion.
- Balance of all allocated assessment accounts at the end of October was \$1,102,254.34.

Invested Funds

- Invested Reserves at the end of October totaled \$517,682.19.  
Total cash on hand at the end of October was \$2,313,558.81.

*We are almost finished with the 2024 Capital and Operating budget.*

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

- The finance committee has been hard at work putting together a budget for 2024. Their recommendations have been presented to the board of trustees for their review and changes. This process should be completed by the December 9 board meeting for final approval.
- The Long Range Planning committee has started its work on the 2024 capital budgets and 5 year plan along with updating the 30 year plan. The board has asked them to look at including some of items that have been brought to the board during the new lodge meetings. This budget is normally approved at the January meeting of the board.
- The draining of the lagoon will begin between the 15th of November and the 1st of December depending on weather. The goal for the year is to drop the lake 5 to 7 feet for dock and shore line work. The valve to the lake will be closed around the 15th of February to start the refilling of the lake. Please plan to have all work completed by this date.
- Dredging has been completed for this year. We removed approximately 2500 cubic yards of silt. We did not finish the project we were working at the east end of the lake and will return to the

same area next year. We are hoping to be able to do some mechanical dredging in that area while the lake is down if possible.

- Additional fish stocking will be taking place this month. We have been working with the lake committee on this and \$5,000 worth of fish have been purchased.

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

Calls for Service	30	Animal Complaints	6
Arrests	0	Livewell Checks	12
Reports	12	Campground Calls	6
Citations	3	Grinder Pumps	22
Warnings	11	Squad Calls	11
Security Checks	174	Fire Runs	3

**Vehicle Information**

Vehicle	Fuel (gallons)	Miles Driven
1391	n/a	n/a
1591	17.1	919
2091	97.3	1,663.8

**Gate Counts**

RFID Front – 15,835	Front Guest Lane – 9,911
RFID Rear Entry – 19,327	RFID Rear Exits – 23,002

**Other Committee Reports:**

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

Permit	October	Year to Date
Residence	2	22
Dock/Boat Lift	0	25
Additions	0	5
Repair/Replace	4	35
Pool	0	3
Deck	0	12
Garage	0	14
Storage	2	16
Boat Cover	0	0
Carport	0	0
Fence	1	17
Misc	0	13
<b>Totals:</b>	<b>9</b>	<b>162</b>

**Election Inspectors/Nominating** (Margi Borgman/Nan McHugh, Dawn McNees, Nominating Chairperson):

- Reminder: per the General Rules and Regulations Volume 1, page 5: 'No political signs are permitted on any property within the boundaries of the Lake Waynoka SUBDIVISION.' Candidates should take the time to review the Rules and Regulations!
- Today after the 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.
- Ballots must be received by Monday, December 4th no later than 4:00 pm in order to be counted.
- New Trustees will be announced at the WPOA monthly meeting, Saturday, December 9th.

- *Special thank you to those who helped with the ballot assembly.*

**Lake Advisory** (T. Redick/Jim Marck): None

**Long Range Planning Committee** (Terry Borgman/Pat Raleigh): We continue to review suggestions from membership and work on the capital budget. Treasurer Barton thanked the LRPC for their information gathering.

**Rules and Regulations** (John Buskey/Pat Raleigh):

At its November 11 meeting, the Board will consider several changes to the WPOA General Rules & Regulations, vol. 1 (Yellow Book). Changes include adding Board motions since the last revised edition (May 9, 2020), adding language from the Restrictive Covenants, removing material that is obsolete, and revising the fine schedule. Below is the revised fine schedule. John Buskey, Committee Chair.

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WPOA GENERAL RULES & REGULATIONS (Volume 1)

Revised for Board Consideration, Nov 11, 2023

(New language is underlined)

IX. FINE SCHEDULE & APPEALS PROCESS

1. FINE SCHEDULE

The following fine schedule generally provides for a written warning as the first step in the enforcement process. A Police or authorized WPOA employee may issue a WPOA citation in lieu of a written warning based upon the nature and circumstances of the violation. Notice: Violations and penalties contained herein are non-inclusive and may be added to or modified without notice at the discretion of the WPOA Board of Trustees and the Citation Review Committee.

CLASS 1 VIOLATIONS FINE SCHEDULE

1st Offense: Verbal or Written Warning

2nd Offense or failure to resolve a 1st offense: WPOA Citation with \$50.00 fine.

3rd and each subsequent offense or failure to resolve prior offenses: WPOA Citation with \$100.00 fine

Each offense requires immediate attention and prompt resolution. Failure to timely resolve the violation may result in further citations and/or referral to the appropriate Brown County authority.

Class 1 violations include but are not limited to the following:

· Meeting Decorum Policy (Section 1, par. 2, p.2

• Pet Owner Responsibility (Section II, Par. 1, p. 4)

• Trash and Waste Policy (Section II, par. 3, p. 4)

• Littering (Section II, par. 4, p. 5)

· Under Speed Vehicles (Section IV, par. 5, p. 9)

· Utility Vehicles (Section IV, par. 6, p. 9)

• Noise During Quiet Hours (Section III, par. 4, p. 7; Section VI, par. 1, p. 15)

• Firearms and/or Deadly Ordnance (Section III, par. 6, p. 8)

· Campground Rules Violations (Section VI, par. 1, p. 15)

• Boating and Fishing Violations (Section VII, par. 2, p. 18)

• Watercraft Operation Policy (Section VII, par. 4, p. 19)

• Swimming Regulations (Section VII, par. 5, p. 19)

CLASS 2 VIOLATIONS FINE SCHEDULE

Initial Offense: Written Warning with 30 days to correct

Failure to correct initial violation:

Within 30 days- Written Citation

Within 60 days- \$100 fine.

Within 90 days- \$200 fine.

After 90 Days- \$500 per month and suspension of membership privileges.

Class 2 violations include but are not limited to the following:

- Property and Building Maintenance (Section II, par. 4, p. 5) [Beautification]
- Non-Operable Equipment (Section II, par. 4, p. 5) [Beautification]
- Noxious or offensive trade or activity (Section II, par. 4, p. 5)

#### SPECIAL CLASS VIOLATIONS

These violations have specific penalties not included in the above schedules.

- Harassment of Employees/Members (Section 1, par. 1, p. 1)
- Shoreline Protection (Section II, p.3)
- Unkempt Property (Section II, par. 4, p. 5)
- Lawn Maintenance (Section II, par. 4, p. 5)
- Real Estate Sold Signs (Section II, p. 5)
- Construction Before Permit Issued (Section II, Par. 6, p. 6)
- WPOA Vehicle Registration-RFID (Section IV, par.1, p. 8)
- Campsite Maintenance (Section VI, par. 1, p. 14)
- Permanent Campsite Changes Requiring Permit (Section VI, par. 2, p. 16)
- Campsite Mowing (Section VI, par. 2, p. 16)
- Boat Registration Decal Policy (Section VII, par. 1, p. 17)

Unless otherwise specified, violations of rules/regulations will be subject to penalties stated in Fine Schedule 1.

Violations of the rules/regulations are subject to review and assessment of penalties by the Citation Review Committee. The Committee may, in their discretion, assess additional penalties, including recommending to the WPOA Board the suspension of member privileges, if the violation is habitually contrary to community standards as outlined in the Rules and Regulations, or the response to a citation is not addressed with proper decorum. The Citation Review Committee shall consider any mitigating factors or extenuating circumstances that may influence any citation or penalty.

#### 2. APPEALS PROCESS

The Citation Review Committee shall convene as necessary for a hearing requested by a MEMBER receiving a citation or other enforcement action taken by or issued by an authorized agent of the WPOA. After receiving a written copy of a citation or enforcement action, a MEMBER may appeal the citation by appearing before the Citation Review Committee on the date and time denoted on the citation or enforcement action. Hearings are to be held in an executive or closed session. MEMBERS will be responsible for the actions of any approved invitees during the hearing.

All fines resulting from a citation must be paid within 30 days after the date of review/appeal on the citation or as directed by the Citation Review Committee. Failure to do so will result in the MEMBER not being in good standing. All MEMBER cards and gate decals under the MEMBER'S account will be deactivated at that time. (Motion # 261, September 10, 2016)

**Campground Committee** (Carrie Paul/Sue Eads): Jerry Abbatiello reported that the Halloween trick or treat event was a huge success. Special thank you to Laura Vance for organizing the flashlight event for the kids. The campground spent part of their funds on drainage issues and this has helped tremendously. The rest of the money will be spent to put a playground in near the basketball courts for use by all children in the lake. It will be 2500 square feet and cost an estimated \$62,000. The WPOA Board has agreed to donate \$5,500 and the Civic Club is donating between \$5,000-\$10,000. All donations are welcome to help pay for the project. President Ellis thanked the campground committee and the campers.

**Unfinished Business:** Motion #365 was opened for discussion (see below). Dave Palmer asked if verbal warnings are recorded so we have proof that it was issued. Chief Callahan said that he reports all violations to Mgr. Cahall in his monthly report and Mgr. Cahall lets him know if any other action needs to be taken. John Buskey explained the reasoning for Motion #366 (see below). The Rec Center was used

as a polling place to accommodate handicap voters. Since the polling location has been changed to Eastern High School, the Rec Center is no longer used.

**New Business:** None

**Motions & Resolutions:**

- Motion #365 was made by Taylor and seconded by Crank to adopt the attached revision of the “Rules & Regulations Volume 1: “General Rules & Regulations” dated 11/11/2023. A roll call vote was taken and the motion passed unanimously.
- Motion #366 was made by Barton and seconded by Taylor that Motion #213, relating to use of Lake Waynoka as a township polling location, be rescinded effective November 11, 2023, because the Lake is no longer used as a township polling location. A roll call vote was taken and the motion passed unanimously.

**Community Organizations:**

- **Civic Club** – Mike LaPlante announced that the Civic Club will be donating \$10,000 to the playground. Bingo tonight.
- Shawnee Women’s Club – Thank you for your support. Make reservations now for November 28<sup>th</sup> at 6pm to make greeneries. The cost is \$5. We will be decorating the Lodge for the holidays on November 30<sup>th</sup>. Everyone is invited to donate an ornament for the tree. On December 9<sup>th</sup> from 6-8pm, we will be hosting Light up the Lake. We will have entries for the house lighting contest.

**Board Comments and Concerns:** None

**Membership Compliments and Concerns:**

- Ken Wagner – reminded the Board and Finance Committee about replacing the pickleball court lights. It is really needed so people can play later in nice weather. Treasurer Barton said it has been discussed.
- Nancee Klein – asked if the Board has considered using auxiliary staff for security? Chief Callahan reported that since so many police departments are short-staffed, the number of qualified people needing to build their resume by volunteering has dwindled but we do have one who we are training. Part-time staff is also hard to come by these days. Chief Callahan reiterated his stance that he will not hire anyone who is deemed a liability. Trustee Eads added that the Brown County Dispatch number is posted in the newsletter and to call them in non-emergent situations and they will dispatch the closest Officer. If an emergency, please call 911.

**Adjournment:** The motion to adjourn was made by Taylor and seconded by Raleigh. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:36am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary