

WPOA Board of Trustees Saturday Meeting – 12/9/2023

***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 10:02am.

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, Raleigh, Mgr. Cahall

Absent: Moore and Taylor were excused.

Minutes: Crank made a motion and Eads seconded to approve the 11/11/23 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Ellis): Wished everyone a Merry Christmas and Happy New Year. Thank you to the Shawnee Women's Club for decorating the Lodge.

Treasurer's Report (Barton):

Operating Funds

- November total operating income was \$84,000.
- November total operating expenses were \$164,000.00 with no unexpected expenses.
- Operating fund balance at the end of November was \$616,702.33.
- Operating income for the year at the end of November was \$2,635,000.00. That is 98% of the plan for 2023. Expected income at the end of November was 96% so 2% over budget.
- Operating expense for the year at the end of November was \$2,408,000.00. That is 92% of the plan for 2023. Expected expense at the end of November was 92% so right on budget.

Allocated Assessment Funds

- Income for allocated operating assessments in November was \$8,000.00.
- Assessment account expenditures in November totaled \$43,000.00 for playground and fish stocking.
- Balance of all allocated assessment accounts at the end of November was \$1,059,567.76.

Invested Funds

- Invested Reserves at the end of November totaled \$517,682.19.
Total cash on hand at the end of November was \$2,193,952.28.

The 2024 operational budget is completed and we will be voting on it today.

Manager's Report (Paul Cahall):

- I would like to thank all the volunteers that work on the budgets for their hard work and selfless dedication. They have dedicated countless of hours of their time in meetings and research to develop the four budgets required. WPOA Operating, WRWSD Operating, Capital budget for 2024 and the contract for employee's between WPOA and the WRWSD. These interlinked budgets are a monumental task that starts in September each year and runs to the end of the year. These budgets combined cover close to \$5.5 million in income and an equal amount of expenses.
- The lake lowering has started and weather permitting we will be keeping the lake down between 5 and 7 feet until mid-February. We have a long list of projects that can only be done while the lake is down and we hope to catch up on that list this winter.
- There was some vandalism in the Recreation Center and we were able to identify those who did it. Criminal charges are being filed and those responsible have been banned from the Lot 177 area.
- The campground has been closed and winterized for the season.

- The old playground equipment has been removed from the campground to be replaced with a new playground area. We have taken the sand from the old playground and re-used it at the beach. The area is being rehabbed but it has not been decided yet if it will be a green area or an extension of the boat parking area.
- The dredging equipment has been removed from the lake. There are several repairs and preventive maintenance that will need to be done before it goes back into the lake for next year's dredging program.
- *Suspects of recent vandalism were caught and charges filed. They are currently banned from lot #177 and the Board will decide how long the ban will be in effect.*
- *The lake valve is open and the lake is going down.*
- *Maintenance is repairing the docks at Red Cloud.*
- *We are hoping to have an opportunity to manually dredge the East end over the winter.*

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

Calls for Service	21	Animal Complaints	5
Arrests	0	Livewell Checks	2
Reports	11	Campground Calls	0
Citations	2	Grinder Pumps	10
Warnings	7	Squad Calls	9
Security Checks	85	Fire Runs	3

Vehicle Information

Vehicle	Fuel (gallons)	Miles Driven
1391	n/a	n/a
1591	67.3	1,188
2091	97.9	1,599.2

Gate Counts

RFID Front – 13,025	Front Guest Lane – 7,830
RFID Rear Entry – 15,954	RFID Rear Exits – 18,567

Other Committee Reports:

Building (Pete Levermore/Sean Moore):

Permit	November	Year to Date
Residence	1	23
Dock/Boat Lift	0	25
Additions	1	6
Repair/Replace	1	36
Pool	0	3
Deck	2	14
Garage	2	16
Storage	0	16
Boat Cover	0	0
Carport	0	0
Fence	0	17
Misc	0	13
Totals:	7	169

Election Inspectors/Nominating (Margi Borgman/Nan McHugh, Dawn McNees, Nominating Chairperson): The nominating/election committee would like to thank the candidates for all the time and energy they put into this election. We had a record number of votes this year at 52% and also a

very close race. As it stands now, we would like to congratulate the following New Board of Trustees pending the requested recount (which has not been scheduled as of yet), Charles Miller, Nancee Klein and Chris Lane. In the unlikely event the results change after the recount, it will be posted on Facebook and around the community. Thank you also to the following people that helped with the tedious task of counting the votes: Jackie and Mike Mathes, Judy and Scott Levermore, Claudia and Tom Glutz, Sue and Pete Levermore, Sue and Dan Federico, Cindy and Scott Harper, Bobbi Jones, Eileen Brown, Carolyn Cooper, Debbie Woods, Debbie Palmer and Terry McNees.

- *We have had people ask about the election vote counting process so I would like to take a few minutes and give an overview.*
 - *We have 20+ volunteers who batch, count, audit, document and lastly publish the results*
 - *Ballots are grouped into batches*
 - *Each batch of ballots is counted at least twice*
 - *The batches are divided amongst multiple teams for the first count*
 - *The second count is not made by the same team that did the first count*
 - *This process can be repeated until we have two matching counts*
 - *The next step all batch counts are reviewed and confirmed to be correct*
 - *Each batch ballots and counting sheets are zip tied together*
 - *Next, the batch counts are consolidated onto a master tally sheet that is then totaled and verified*
 - *Lastly, the results are published*
 - *NOTE, voters have the option to vote for UP TO 3 candidates and this year a vote for the lodge project. NOT ALL ballots had 3 candidates or the lodge project selected*
 - *Any questions see Nan, Margi or myself after the meeting.*

President Ellis thanked everyone for volunteering to help with the election and congratulated the newly elected Trustees.

Lake Advisory (T. Redick/Jim Marck): There will be a recommendation report printed in the newsletter that was given to the WPOA Board for discussion. Highlights include boat size restrictions, outboard motor restrictions, boater education, boat storage on vacant lots, wake surfing and other recommendations. President Ellis encouraged everyone to read the full report and to reach out with comments and concerns in the next few weeks. Lake safety is the Board's top priority, and we are the only lake in the Ohio Community Lake Association without any restrictions. These topics need to be addressed and we want the community to be involved in our decision making.

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

- 1. The LRPC reviewed the capital assessment project work completed in 2023 and compared actual costs to budgeted costs. A – improvement capital assessment account: 99% of budgeted work is done. i-lodge repairs to remediate water damage were completed. ii-reroofing the lounge and pool equipment building are completed. iii-salvage value was collected on two pieces of maintenance equipment. B – lake capital assessment account: 95% of budgeted work is done. i-dredging work was delayed due to low water levels and will be completed in 2024. C – road capital assessment account: 100% of budgeted work is done. i-Running Bear emergency culvert repair was completed with additional expenses approved by the WPOA Board.
- 2. The LRPC, general manager and WPOA Board completed the initial 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. A – improvements capital assessment account – under consideration for 2024: i-essential lodge repairs (roof, plumbing, foundation) ii-rec center – annual exercise equipment repairs, minor roof repairs, scheduled interior upgrades and exterior repair work. lii-outdoor pool – cartridge filter replacements, scheduled furniture replacements, tennis court lighting repair, a new pool

cover to replace the damaged one. iv-maintenance equipment replacement (2000 GMC truck), a zero-turn mower purchase, a replacement rec center floor cleaner purchase. B – lake capital assessment account – under consideration for 2024: i-annual lake maintenance – algae control, cove and main channel dredging (3months), stocking fish, erosion control, dock repairs. ii-sedimentation prevention program at kiddie coral iii-docks at the marina (concrete and wooden), red cloud and Pontiac. iv-pavillions at kiddie coral will be refurbished. C – road capital assessment account under consideration for 2024: i-routine road paving and upgrade to asphalt ii-saving for waynoka drive repaving project in 2029.

- 3. The WPOA Board will make a final review in December and vote on the proposed assessments in January 2024.

The LRPC has had an active year. Thank you to the membership for their ideas and participation. We encourage everyone to read the reports we put together. President Ellis thanked the LRPC for their hard work.

Rules and Regulations (John Buskey/Pat Raleigh): None

Campground Committee (Carrie Paul/Sue Eads): A deposit was made for the new playground equipment at the campground.

Unfinished Business: President Ellis asked Mgr. Cahall to brief everyone on Motion #367. He stated that maintenance is going to attempt to mechanically dredge the east end of the lake from Geronimo. The motion is for the funds to rent the equipment and labor costs needed for the project. This project will be weather dependent.

New Business: None

Motions & Resolutions:

- Motion #367 was made by Barton and seconded by Marck moved to authorize up to \$40,000.00 from the lake capital account to fund a mechanical dredging project over the 2023 - 2024 winter season at the east end of the lake. A roll call vote was taken and the motion passed unanimously.
- Motion # 368 was made by Crank and seconded by Marck to accept proposed 2024 budget with \$3,007,318.21 in income and \$2,942,357.07 in expenses with an expected surplus of \$64,961.14 as presented to the board. The budget includes the following changes in the dues, and fee structure: Dues: increase \$20.00 from \$420.00 to \$440.00. Multi Lot Fee: \$15.00 from \$110.00 to \$125.00. Homeowner fee: increase \$15.00 from \$175.00 to \$190.00. Annual Mowing fees. Increase \$25.00 from \$100.00 to \$125.00 Guest Cards. No increase RFID stickers. No increase Annual dock rental: increase \$50.00 from \$250.00 to \$300.00. Annual boat, golf cart, UTV, registration. Increase \$5 from \$55.00 to \$60.00 Winter camper storage fees. \$25 increase from \$175.00 to \$200.00 Camping fees. \$1.00 per night increase. Temporary campsites. No increase. A roll call was taken and the motion passed unanimously.

Community Organizations:

- Shawnee Women's Club is hosting Light Up the Lake tonight from 6-8 in the Lodge. Please consider donating an ornament to the Community Christmas Tree. Thank you to everyone who helped us decorate the Lodge.
- The Shawnee Women's Club would like to make a disc golf course at Lake Waynoka. Any community members interested in helping with designing this community project are invited to help. Please contact Nan McHugh at 614-216-8657 or at nan.mchugh@gmail.com

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Ken Wagner asked that pickleball lighting be included in the budget. Treasurer Barton said that it is considered for the 2024 Capital budget which the Board will vote on next month. Ken

invited beginners and any interested to play pickleball. He asked that the Board address resurfacing the pickleball court in the coming year.

- Dave Wagner asked that the WPOA give a prioritized list of properties to sell at auction as none of the listed lots have the abandoned boats on them. Treasurer Barton stated that the WPOA has no authority in the lot auction. The Board will not be forgiving any back or past dues on properties sold.
- Doris Kitchen congratulated the newly elected Trustees and asked for community members to become more involved in committees.
- Nancee Klein thanked everyone for their votes. She is looking forward to serving. She asked that a list be provided with back and past dues owed for the properties being sold at auction, so no one is blindsided with a large payment if they buy a lot. Treasurer Barton said they are putting together a list and it will be published.
- Ken Rinehart voiced his displeasure about the possibility of banning wake surfing. He understands the concerns of safety and shoreline protection. He asked that the community become involved and let the Board know their opinions when they (the Board) are making permanent decisions that affect members. Secretary Crank said that no decisions have been made. The Board is split and still discussing the Lake Advisory committee recommendations. The Board is also looking for alternatives. President Ellis said the Board would be voting on any changes in the next few months. Please reach out and let your opinions, suggestions and solutions be known.

Adjournment: The motion to adjourn was made by Crank and seconded by Marck. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:47am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary