

WPOA Board of Trustees Saturday Meeting – 5/11/24

***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 Taylor called the meeting to order at 10:00am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Bynum, Klein, Lane, Marck, Miller, Moore, Raleigh, Taylor, Mgr. Cahall

Absent: Eads was excused.

Minutes:

- Raleigh made a motion and Lane seconded to approve the 4/13/24 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.
- Raleigh made a motion and Marck seconded to approve the 4/20/24 WPOA Annual meeting minutes as distributed. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Taylor):

- A moment of silence was held for resident, volunteer to many events and Election Committee Inspector Margi Borgman.
- President Taylor wished everyone a very Happy Mother's Day.

Treasurer's Report (Lane):

Operating Funds

- April total operating income was \$324,000.
- April total operating expenses were \$245,000.00 with no unexpected expenses.
- Operating fund balance at the end of April was \$1,218,784.82.
- Operating income for the year at the end of April was \$1,676,000.00. That is 57% of the plan for 2024. Expected income at the end of April was 59% so 2% under budget.
- Operating expense for the year at the end of April was \$877,000.00. That is 30% of the plan for 2024. Expected expense at the end of April was 39% so 1% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in April was \$66,000.00.
- Assessment account expenditures in April totaled \$5,000.00 for equipment at the recreation center.
- Balance of all allocated assessment accounts at the end of April was \$1,534,091.96.

Invested Funds

- Invested Reserves at the end of April totaled \$525,742.75.
Total cash on hand at the end of April was \$3,278,619.53.

Manager's Report (Paul Cahall):

- The main valve on the lake was opened the first week in April for the spring draining of the lagoon. We expected to close that valve sometime between the 15th and the 19th of April. Due to interference by some turtles that slowed the lagoon drain we did not close the valve until the morning of April 23rd. The lake went down less than a foot and is full now.
- Due to all growth, we have experienced over the last several years Waynoka Dr. has deteriorated much faster than expected. We started saving for this project several years ago with a goal of doing it in 2029. We will be doing the project this summer 5 years sooner than we thought we would be able to. We will be grinding the road, repairing road base failures and replacing culverts preparing for this paving project. Please be patient with us during this upgrade as it is a really large project that will affect traffic patterns during the work.

- Mowing of lots has started but the recent rains has forced us out of the fields temporarily. Our goal is to mow all lots at least 3 times a year but it takes about a month and a half to get all the way around.
- We have put 50 more grass Carp in the lake this spring and will be putting in another 50 during the month of May. We also again have a contract with Aqua Doc for weekly inspection and treatment to control weed and algae growth.
- We will be working with the WRWSD to make upgrades to the plumbing in the Lodge. We don't expect to have to close the building during these repairs since most of the work will be done outside the building.
- Keep an eye on the calendar in the newsletter, website and Facebook pages for all the fun events planned for this season from our events coordinator and our great clubs and volunteers.
- *President Taylor asked Mgr. Cahall to present information for Motion #378 which will increase the Capital Road budget for 2024. We have been saving to redo Waynoka Drive and have had two estimates of over a million dollars. I was able to secure a bid for \$829,000. This is a great deal and includes grinding the current blacktop and replacing with one pour which will eliminate a seam in the middle which is usually the area where potholes form. Papoose and Hogan Drives are included in the bid. Maintenance will store the grinded material to use for future berm projects. Maintenance will be replacing culverts along Waynoka Drive in anticipation of the project.*
- *I was asked why the lake valve was open an extra week. We had turtles clog the drain pipe and had to remove them.*
- *I attended the OLCA meeting this past week. I received some good information and am preparing a summary for the Board to discuss at their next workshop.*

Lake Waynoka Police & Security Report for April 2024 (Chief Callahan):

Calls for Service	31	Animal Complaints	11
Arrests	0	Livewell Checks	12
Reports	12	Fire Runs	0
Citations	1	Grinder Pumps	13
Warnings	8	Squad Calls	7
Security Checks	83		

Vehicle Information

Vehicle	Fuel (gallons)	Miles Driven
1391	70.8	784
1591	85.3	811
2091	80.5	1,258
RFID Front – 16,876		Front Guest Lane – 10,124
RFID Rear Entry – 17,172		RFID Rear Exits – 20,385

Reminder: The Ohio state issued burn ban went into effect March 1,2023, per Ohio Revised Code section 1503.18. This will remain in effect through the end of May. Burning is prohibited across the state from 6:00am-6:00pm. Signs advising of the burn ban have been posted at the front and back gate entrances. Members who plan to burn during permitted hours are to call and report the activity to security prior to any burning. For more information, please visit <http://ohiodnr.gov>

Other Committee Reports:

Building (Pete Levermore): **Reminder to property owners:** Per the WPOA Restrictive Covenants and the Rules and Regulations, volume 2, a permit is required for various kinds of work to be performed on your property. Permits can be picked up at the office. To better understand the permit requirements, you can

either call the office/or go to the Lake Waynoka website, click on Documents, then WPOA Rules and Regs, Vol2. Don't hesitate to let me know if you have any questions.

Permit	April	Year to Date
Residence	2	8
Dock/Boat Lift	0	19
Additions	0	1
Repair/Replace	3	8
Pool	2	2
Deck	1	2
Garage	2	4
Storage	2	4
Boat Cover	0	0
Carport	0	0
Fence	1	3
Misc	1	2
Totals:	14	53

Election Inspectors/Nominating (Nan McHugh, Dawn McNeas, Nominating Chairperson): None

Lake Advisory: None

Long Range Planning Committee (Terry Borgman): 1. The LRPC continues to monitor the 2024 budget. We will monitor the work accomplished versus the work planned. In September 2024, we will compare the budgeted costs to the actual costs for the year 2024. We will share this information with the membership monthly. At the end of the year, we will look at the overall capital assessment accounts and measure the performance of the Board and General Manager in accomplishing the approved budget. 2. At the discretion of the WPOA Board, the committee provides information for future projects as designated in the LRPC 5-year plan (years 2-5). We provide this information so that the Board will understand the impact of various options that may be considered when they vote on the various projects for approval in year #2. 3. Each year the committee meets with the General Manager to assess the feasibility of projects proposed for the next year. Projects not completed in 2024 may be considered for 2025 Or deleted. Additionally, new projects not forecasted in 2024 may be considered in 2025. Such proposals are then presented to the WPOA Board in the month of December for their consideration for the capital assessment accounts to be voted on in January of 2025 as an approved budget. 4. Presently the WPOA Board is considering the advancement of the paving of Waynoka Drive. The General Manager's report during the May monthly meeting will provide details. The LRPC recommended in 2017 that we start saving for the Waynoka Drive paving, a major cost item. We started saving for paving project in 2019, with anticipated work scheduled to be done in 2029 through 2032. In 2019, it was recognized that we could not borrow money, therefore the Board decided to save for the project. The purpose of the LRPC is to anticipate such needs for the community and begin to exercise the proper plan to benefit both the cost and future needs of the community.

Rules and Regulations: None

Campground Committee: Welcome to the new Trustees and President. We'd like a sign placed at the campground to let everyone know this is a community playground and not specific to campers. Jerry asked that money be taken from the campground funds to buy a bench in honor of the Civic Club. See *Motions & Resolutions below*. We are asking that all clubs and/or individuals consider donating a bench to the campground recreation area.

Unfinished Business: None

New Business: None

Motions & Resolutions:

- Motion #378 was made by Raleigh and seconded by Klein to increase the Capital Road budget from \$169,600.00 for calendar year 2024 to \$900,000.00 to facilitate the grinding, repaving, painting of Waynoka Dr, Papoose Dr, and Hogan Dr. A roll call vote was taken and the motion passed unanimously.
- A motion was made by Klein and seconded by Moore to use Campground funds to purchase a bench at the playground in honor of the Civic Club's generous donation to the project. A yea/nay vote was taken and the motion passed unanimously.

Community Organizations:

- Civic Club – Bingo tonight at 7pm in the lodge.
- Shawnee Women's Club – We will be hosting the Rubber Duck Regatta and Ice Cream Social on Friday, May 24th at 6pm poolside. Rain date will be May 25th. This is a members only event so you will need to present your green card for admission. There will be 15 ducks pulled for prizes: 1st = \$150, 2nd = \$100, 3rd = \$50 and the remaining 12 will each receive a \$5 gift card for Angela's Curbside Cuisine. We wish everyone a Happy Mother's Day.

Board Comments and Concerns: None**Membership Compliments and Concerns:**

- Jim Engle – gave a shout out to Marty Chadwell, Maintenance Supt., for fixing street signs.
- Nina Fishburn – asked that code violation warnings be given a longer timeframe to fix the issue especially for those who are not full-time residents. Mgr. Cahall said that we are looking for compliance with the Rules & Regulations. He has granted extensions to those who have called and asked for more time. Fines are a last resort for continuing to be non-compliant.
- Ken Starek – would like the Board to discuss loaning WPOA tables, chairs and canopies to sanctioned WPOA clubs for their events. President Taylor said the Board will discuss this at the next workshop.
- David Palmer – asked about the Hiawatha dock conditions. It needs grading/leveled and there are chunks of rocks to cross to get to the dock. Mgr. Cahall will have maintenance check it out.
- Doris Kitchen – addressed patrol officers who are speeding through the campground. Mgr. Cahall spoke to each officer individually about speeding and Chief Callahan will reiterate the need to slow down to his officers. She asked about the water patrol advertisement and would like someone with more experience and older than 18 to be considered. Mgr. Cahall said that it has been very hard to get applicants thus far. Water patrol employees are able to write Waynoka citations and issue warnings to boaters. The boat has a camera and radio to ask for assistance from Police Officers, if necessary. Welcome new Trustees.

Adjournment: The motion to adjourn was made by Raleigh and seconded by Moore. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:32am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary