

WPOA Board of Trustees Saturday Meeting – 7/13/24

***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: Eads, Klein, Lane, Marck, Miller, Moore, Raleigh, Taylor, Mgr. Cahall

Absent: Bynum was excused.

Minutes: Marck made a motion and Eads seconded to approve the 6/8/24 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Taylor): Due to cost and the future pickleball court resurfacing project, we will not be moving forward with lighting the courts at this time.

Treasurer's Report (Lane):

Operating Funds

- June total operating income was \$194,000.00.
- June total operating expenses were \$262,000.00 with no unexpected expenses.
- Operating fund balance at the end of June was \$1,040,183.81.
- Operating income for the year at the end of June was \$2,098,000.00. That is 71% of the plan for 2024. Expected income at the end of June was 73% so 2% under budget.
- Operating expense for the year at the end of June was \$1,440,000.00. That is 49% of the plan for 2024. Expected expense at the end of June was 50% so 1% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in June was \$18,000.00.
- Assessment account expenditures in June totaled \$33,000.00 for Aqua Doc and Capital Labor.
- Balance of all allocated assessment accounts at the end of June was \$1,545,722.17.

Invested Funds

- Invested Reserves at the end of June totaled \$525,742.75.
Total cash on hand at the end of June was \$3,111,648.73.

Treasurer Lane reviewed the 2023 financial audit by Atlas, CPAs. Everything is good and a copy of the report is on file at the WPOA Office.

Manager's Report (Mgr. Cahall):

- While the algae and weed problems have not been eliminated, it is much better than a couple of years ago. Between the all-natural treatment of reintroduction of the grass carp and weekly treatments from Aqua Doc, we have seen a significant improvement. This summer has been dry and unusually hot, perfect conditions for algae and weed growth but we still have seen improvement over last year. Hopefully if this improvement continues, we will be able to reduce or eventually eliminate the need for treatments from Aqua Doc.
- Code enforcement continues with boats being our focus right now. We have issued over 90 warning letters in the last month. If you receive one of these warning letters and have any questions or concerns, please contact me to discuss. I have been given the promise of 4 old boat titles so we can remove them.
- The area along the fence between the lodge and the Recreation Center is a fire lane and signs have been posted. Golf carts, UTVs, cars, trucks, and motorcycles are not permitted to park in this area. Please use the marked parking areas.
- As some have found out the hard way, the back gate has been repaired and trailers and oversized vehicles can no longer get in that way with a RFID sticker. That gate was designed that

way to keep boats and campers not belonging to members in good standing from entering the lake.

- Waynoka Day will be the 20th of July. Hopefully we will have great weather and I encourage all members to come out and enjoy the day and get to know other members.
- Sadly, and with bad timing, the 20-year-old ice-cream machine made its last ice-cream cone a couple of weeks ago in the middle of the summer heat. The board is authorizing the purchase of a new machine that will be delivered on the 15th of July and should be operational on the 16th of July.
- *Lodge update – a new roof will be going on the Lodge, water drainage around the building will be starting soon and a double pumper will be installed once the electric is run so the Lodge will be on its own grinder system.*
- *The lake algae is way better than several years ago. We plan to cut back on treatments. The added white amurs are doing their job with the grass. Prior to the algae outbreak, no carp were added to the lake for seven years. These carp do not reproduce and their lifespan is seven years.*

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

Calls for Service	53	Animal Complaints	12
Arrests	0	Livewell Checks	36
Reports	19	Fire Runs	2
Citations	4	Grinder Pumps	30
Warnings	15	Squad Calls	8
Security Checks	79		
Call for service breakdown of main access area, excluding parking lot area			
Campground	9	Rec Center	0
Lounge	1	Lodge	4
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	67.1	722	
1591	48.0	524	
2091	114	1683.4	
RFID Front – 18,851		Front Guest Lane – 15,227	
RFID Rear Entry – 18,583		RFID Rear Exits – 24,177	

Other Committee Reports:

Building (P. Levermore/Moore): 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	June	Year to Date
Residence	3	13
Dock/Boat Lift	0	19
Additions	0	3
Repair/Replace	4	12
Pool	0	2
Deck	3	5
Garage	2	7
Storage	6	12

Boat Cover	0	0
Carport	0	0
Fence	0	5
Misc	1	5
Totals:	19	83

Election Inspectors/Nominating (Nan McHugh, L. Stover; Dawn McNees, Nominating Chairperson):
None

Lake Advisory (Johnson/Marck): None

Long Range Planning Committee (Borgman/Raleigh):

1. The Long Range Planning Committee (LRPC) continues to monitor the 2024 budget, comparing the work accomplished versus the work planned. The committee will share this information with the membership on a monthly basis. At the end of the year we will look at the three capital assessment accounts and evaluate the performance of the WPOA Board and General Manager in accomplishing the approved budget. 2. At the direction of the WPOA Board, the committee provides information for future projects as outlined in the LRPC five year plan (years 2 through 5). We provide this information so that the Board will understand the impact of various options that may be considered when they vote in January to approve projects for the upcoming year. 3. Each year the committee meets with the General Manager and WPOA Board to assess the feasibility of projects proposed for the next year. Projects not completed in 2024 may be considered for 2025 or beyond. 4. 2024 project status a. Projects completed include replacement of the Marina docks (wood and concrete), Red Cloud dock repairs, fish stocking, purchase of Rec Center weight room equipment, a new zero turn mower, a Rec Center floor cleaner, and a new GMC pickup truck (replacement of an existing). The 20 year old ice cream machine in the restaurant died. The WPOA Board is obligated to the restaurant operator to replace all restaurant equipment, and approved money to be accelerated to 2024 from 2025 to pay for a new machine. b. Projects in progress include foundation repair, plumbing repair, and roof replacement at the Lodge, and weekly algae control for the lake. c. Projects yet to be completed include Rec Center exterior repairs (stucco work), lake dredging (Hump project completion and dry dredging at the east end), and paving Waynoka Drive. The WPOA board has approved the paving of all of Waynoka Drive to begin in September, 2024. We started saving for the paving project in 2019, with anticipated work scheduled to be done in 2029 through 2032. Higher revenue from an increase in membership and a decrease in the price of paving has allowed this project to be completed at an earlier than expected date. 5. The purpose of a long range plan is to anticipate community needs and wants and develop an appropriate plan for the Board with consideration for both the cost and the future of the community.

Rules and Regulations: Still looking for a Chairperson. Please contact President Taylor if you are interested.

Campground Committee (Abbatiello/Eads/Klein): Thank you to Doris Kitchen for organizing the bike parade last weekend. It was a big success with 55 kids in attendance. Thank you Paul, Marty and the maintenance crew for fixing the low area in the campground. There are 20 boats/trailers in the campground lot with no current stickers. Mgr. Cahall said that the Code Enforcement Officer has cross-referenced the outdated permits and most of them are members who have purchased new permits but have not attached them to their boat/trailer.

Unfinished Business: None

New Business:

- Trustee Klein asked about an open gate for a fall community yard sale. President Taylor will put it on the agenda to discuss at the upcoming workshop.
- Motion #379 was made. *See below.*

Motions & Resolutions: Motion # 379 was made by Moore and seconded by Lane to increase the Capital Improvement account by \$24,000 for calendar year 2024 to replace the soft serve ice cream machine. A roll call vote was taken and the motion passed unanimously.

Community Organizations: Civic Club (Dave Adler) – asked all clubs to look through their supplies. We are missing the Lake Waynoka Day banner. Our July meeting is on July 15th at 7pm. We are having a new member picnic August 27th 6pm at Marina Pointe. Please attend if you are interested in becoming a member. Bingo tonight, doors 6pm and beginning at 7pm. Trustee Klein encouraged everyone to attend Bingo events because proceeds are donated back to community areas, for example, a portion of the playground near the campground.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Dave Adler – asked the Board to consider placing a way-finding sign directing people to the Chapel. President Taylor will put it on the workshop agenda.
- Terry Borgman – the Project Suggestion form is posted on the Lake Waynoka website. Members can fill this out if they have project ideas for the Board to review.
- Jeff Wells – is concerned about wake boats and the huge wakes they put off. Our lake is too small. This is a safety concern for other boaters. Is the Board working on this issue? President Taylor stated that the Board is divided but we are still working on it and discussing solutions at our monthly workshop. Vice President Eads contributed that we are exploring restricted times and days for wake boats to be on the water.
- Steve Daniels – the wake boat issue has been going on for over a year. He urged the Board to make a decision about wake boats and wake surfing.
- Doris Kitchen – Are motions voted on in workshops? No. Are we testing the water at the beach? Mgr. Cahall will check with Supt. Wilson. In the past, we have routinely tested for e-coli. She would like to be on the Rules & Regulations committee to help address issues in the community, such as, Air Bnbs. President Taylor said that Air Bnb restrictions have been voted down four times by community members. President Taylor said he would take her request to be on the R&R committee under advisement.
- Jerry Abbatiello – We need to monitor the front and back exits for boat and trailer removals. Members should be stopped and asked to provide proof of ownership before being allowed to exit the community. Trustee Klein said she will bring this up at the next workshop.
- Dan Walsh – does not understand why a member has to be present to allow a guest into the Rec Center/pool area since they are not required to stay with the guest. Mgr. Cahall said if a guest is using a Recreation Center Debit Card, then they must be accompanied by a member in good standing as members are 100% responsible for any issues/damage their guests may cause. Vice President said we had issues with home childcare providers bringing several children to the pool and they are not properly supervised. Trustee Klein went on record to state that if the property owner has both purchased the Recreation Center Debit card and left the guest a pass to get in the front gate that it should be allowed. The CODE is not specific for these types of cards.
- Dave Kinsey – echoed that the Board needs to limit wake boats because it is a safety hazard, swamping boats and becoming a lawsuit liability to the community.

Adjournment: The motion to adjourn was made by Eads and seconded by Klein. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:39am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary

