

WPOA Board of Trustees Saturday Meeting – 8/10/24

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

Absent: Raleigh was excused.

Minutes: Marck made a motion and Klein seconded to approve the 7/13/24 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Taylor): None

Treasurer's Report (Lane):

Operating Funds

- July total operating income was \$183,000.00.
- July total operating expenses were \$291,000.00 with no unexpected expenses.
- Operating fund balance at the end of July was \$922,713.90.
- Operating income for the year at the end of July was \$2,280,000.00. That is 76% of the plan for 2024. Expected income at the end of July was 78% so 2% under budget.
- Operating expense for the year at the end of July was \$1,732,000.00. That is 59% of the plan for 2024. Expected expense at the end of July was 60% so 1% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in July was \$13,000.00.
- Assessment account expenditures in July totaled \$1,000.00.
- Balance of all allocated assessment accounts at the end of July was \$1,483,203.63.

Invested Funds

- Invested Reserves at the end of July totaled \$525,742.75.
Total cash on hand at the end of July was \$2,931,660.28.

Manager's Report (Mgr. Cahall):

- While the algae and weed problems persist this summer, please know that we are doing all we can to control the growth. Aqua Doc goes around the entire lake every Thursday morning, but those treatments only kill the algae and weeds that are currently there. There isn't a treatment we can put in the lake that will prevent new growth. This is why we have weekly treatments. The hot dry weather we have been enjoying of late is perfect growing conditions for the Algae.
- Waynoka Day was a big success with lots of vendors and near perfect weather. This year's Waynoka Day Festival was the best overall I can remember. Hopefully, all the clubs made lots of money and everybody enjoyed themselves.
- Lodge work - The new roof and gutter system have been installed and is complete along with some rafter repair that needed to be completed. We will be starting on the foundation drainage issues this next week. The electrical upgrades for the installation of a grinder pump for the lodge have been completed and WRWSD will be installing the pump soon completing the plumbing upgrades.
- Since our last meeting, as requested, water testing at the beach was completed and the result was that the water contaminants were less than half EPA standard limits. I was also asked about blue green algae in the lake. Part of Aqua Docs contract is an inspection for blue green algae, so it is checked weekly. They have never seen any indication of it in our lake.

- We are planning our preconstruction meetings for the repaving project. This project will start by mid-September and will last about 2 weeks. They will likely grind the road the first week and pave it the second. There will be traffic interruptions and detours, but we will try to keep them to a minimum.
- We have replaced all the culvert pipes that were scheduled to be replaced before the road work would begin so on our side, we are ready to go.
- Dredging is beginning and will go on until the first of November. Remember the barges are slow, don't turn quickly, and don't stop quickly. Please give them plenty of room to maneuver.
- *I have had many inquiries about the speed bump near the back gate. The Spectrum line was accidentally cut and Spectrum ran the line across the road in the interim. It will be up to three weeks before it is repaired and the speed bump removed.*
- *We are doing all we can about the algae. Aqua Doc is here every week treating the lake. The current drought and heat are compounding the issue. We have added additional carp to help with the grass.*

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

Calls for Service	49	Animal Complaints	11
Arrests	0	Livewell Checks	46
Reports	28	Fire Runs	1
Citations	3	Grinder Pumps	25
Warnings	19	Squad Calls	15
Security Checks	93		
Call for service breakdown of main access area, excluding parking lot area			
Campground	8	Rec Center	0
Lounge	0	Lodge	6
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	70.2	788	
1591	66.5	747	
2091	86.3	1,248	
RFID Front – 15,533		Front Guest Lane – 12,851	
RFID Rear Entry – 17,139		RFID Rear Exits – 22,230	

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	July	Year to Date
Residence	5	18
Dock/Boat Lift	0	19
Additions	0	3
Repair/Replace	1	13
Pool	0	2
Deck	1	6
Garage	1	8
Storage	2	14

Boat Cover	0	0
Carport	0	0
Fence	4	9
Misc	0	5
Totals:	14	97

Helpful Information for Planning Winter Dock Work

Any planned new dock or expansion of an existing dock requires a permit (see lakewaynoka.com/documents - WPOA, Rules and Regs vol2). As it is likely easier to perform this type of dock work when the lake water levels are down, it is important to understand key timing issues when planning your work. The lake lowering (opening of the valve at the dam) typically starts in mid-November as it is required to coincide with the WRWSD draining the lagoon. It is wisest to plan on having an approved permit in place during December so your contractor can begin work as soon as the water level gets down to an acceptable level. Weather conditions vary year to year and therefore the 'windows of opportunity' are not guaranteed. Even though the lake is lowered and the valve is still open, if there are significant periods of rain, the water level can come right back up in just a few days. Waiting until late January or early February for an approved permit puts you at an elevated risk of not getting your project done before the lake level comes up, as the valve is typically closed mid-February. Permits typically take up to 10 days for review and approval. If your permit requires a dig out, a variance will need to be granted first by the WPOA Board of Trustees. This is done at the once-a-month Saturday meeting. Therefore, it would be wisest if homeowners do their planning with their contractor in September/October (or earlier) so they are prepared to submit their permit in November. This will minimize your risk of delays in getting your planned work accomplished, as mother nature ultimately determines what the water levels will be and therefore how much 'window of opportunity' you have to accomplish your work. Don't hesitate to let me know if any questions.

Respectfully submitted, Pete Levermore, Zoning/Building Committee chair

Election Inspectors/Nominating (Nan McHugh, L. Stover; Dawn McNees, Nominating Chairperson):

Applications will be available September 1st to fill three seats on the WPOA Board of Trustees with a three-year term. The applications will be available online at Lakewaynoka.com under Documents then Forms. Follow the instructions to complete the application online and email to election@lakewaynoka.com. Deadline for submitting an application is September 25, 2024 at 4:00PM. Special thank you to AJ for helping get everything set-up online.

Lake Advisory (Johnson/Marck): None

Long Range Planning Committee (Borgman/Raleigh):

1. The 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 researches information for future replacement projects as outlined in the five year plan (years 2 through 5). We provide this information so the Board will understand the impact of various options that may be considered when they vote in January to approve replacement projects (not new projects) for the upcoming year.
3. Each year the committee meets with the General Manager and the 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: **1. Projects completed:** replacement of Marina docks (wood & concrete), red Cloud dock repairs, stocking of fish, replacement of Rec Center weight room equipment, replacement of a zero turn mower, replacement of a GMC pickup truck, replacement of the 20 year old ice cream

machine in the Restaurant, lodge roof replacement. 2. **Projects in progress:** lodge foundation repair, lodge plumbing repair, weekly algae control for the lake, three months of dredging (“hump project) has begun. 3. **Projects yet to be completed:** Rec Center exterior repairs to stucco, dry dredging at the east end of the lake, paving Waynoka Drive. 5. The purpose of a long range plan is to anticipate community needs and wants and develop an appropriate plan for the Board with considerations for both the cost and the future of the community.

Rules and Regulations: Cindy Harper was appointed as the committee chairperson.

Campground Committee (Abbatiello/Eads/Klein): Jerry reported that the arrows and sewer gates have been repainted. Thank you to the Shawnee Women’s Club and Marcus Mast for donating funds to have a shade shelter installed at the playground area. This area is for all members to enjoy. Jerry counted 17 boats in the campground parking lot without current stickers. Paul said the Code Enforcement Officer has been back there twice and reported that every boat in the lot has a sticker or a sticker has been purchased. 90 letters have been sent to members requesting that they put the stickers on their boats.

Unfinished Business: None

New Business:

- Four motions were made (*see below*). The reasoning behind #381 is so that boats can maneuver in and out of docks in a narrow cove. #382 addresses community concerns about safety and wake boats. It will go into effect 1/2025 however we are asking that wake boaters voluntarily comply with the new rule for the rest of the year.
- A variance was requested by lot #385 to install an 18’ dock with a 6’ dig out. The shoreline needs to be constructed with wood or concrete and this was communicated to the owner. Moore made a motion and Lane seconded to approve the variance. A yea/nay vote was taken and the motion passed unanimously.

Motions & Resolutions:

- A motion was made by Eads and seconded by Taylor to approve the installation of a 12’ x 24’ shelter at the campground playground area. A yea/nay vote was taken and the motion passed unanimously.
- Motion #380 was made by Marck and seconded by Moore to add the following new item 12 to Rules and Regulations Volume II Section 1. General Requirements to read as follows:
 - 12. Effective after September 2024 all new residences, additions, detached garages, storage buildings, greenhouses or docks which require new electric service from the utility to the structure, or from the house to the detached structure will be required to run the electric service underground. No overhead running of wire will be permitted. The electric service is required to meet applicable county/state code requirements for this type service connection. A roll call vote was taken and the motion passed unanimously.
- Motion #381 was made by Eads and seconded by Klein to change Rules and Regulations Volume II Docks, item 5 to read as follows:
 - 5. No dock may extend more than 20 ft. into the water past the natural shoreline or interfere with the normal boat traffic. *With coves there will be a minimum of 17 feet from the outer edge of the dock to the center line of the channel.* The permitted size of boat docks, as well as orientation (parallel versus perpendicular), is up to the discretion of the Zoning Committee, taking into account the specific geographical limitations of each requesting location. A roll call vote was taken and the motion passed unanimously.
- Motion #382 was made by Eads and seconded by Klein that during the hours of 11:00AM to 4:00PM on Saturday, Sunday and National Holidays, the utilization or employment of any wake-enhancing device or technique is prohibited. A wake-enhancing device includes any integrated or assembled apparatus intended to lower the stern of the vessel for the purpose of increasing

the wake created by the vessel under normal operating conditions. Wake-enhancing devices include but are not limited to:

- 1. Ballast tanks or bladders, 2. Wedges, 3. Attitude adjustment plates, 4. Hydro-gates, 5. Trim tabs, 6. Wake plates, 7. Hydrofoils, 8. The placement or assembly of weighted objects in the stern of the vessel, or 9. Any other contrivance commercially manufactured or independently engineered for the purpose of increasing wake.
- In accordance with the ORC 1547.07. The owner or operator of any vessel which has been determined to generate wake sufficient to cause property damage or injury may be held liable for resulting repair and/or medical costs, may be subject to civil penalties, and may face criminal charges. Fine Schedule 1st Offense: Verbal or Written Warning 2nd Offense or failure to resolve a 1st offense: WPOA Citation with \$100.00 fine 3rd and each subsequent offense or failure to resolve prior offenses: WPOA Citation with additional \$100.00 fine. A roll call vote was taken and the motion passed with 6 yeas and 2 nays (Marck and Taylor).

Community Organizations:

- Civic Club – Dave Adler - Bingo tonight. Our annual member recruitment picnic is on August 27th. See the newsletter for further details. We are changing our monthly meetings to the fourth Monday of each month and we will be in hiatus during the winter months.
- Shawnee Women's Club – Nan McHugh – Thank you to everyone who came to our food booth and basket raffle booth at Waynoka Day. Our next event is our annual Veteran's Picnic on September 11th. All vets in the community to join vets from the Georgetown Veterans home for a picnic lunch at the Beach pavilion followed by fishing and poker. The Women's Club is donating some items to the Rec Center including 2 breakaway basketball rims to replace the broken ones, some yoga mats, and cushioned chairs that are used for classes and chair volleyball. Thank you to the Board and Mgr. Cahall for expediting installation of the playground shade structure and many thanks to Dutch Builders for their donation.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Bill Whitehouse – Why are the homeowners charged a \$190 fee? What benefit do we get for that fee? Why are homeowners singled out? Mgr. Cahall responded that the theory behind this is that empty lot owners are not using services provided in the winter such as, clearing roadways, security, keeping the office open, ect.
- Shawna Black – Our cove is inundated with algae blooms and sludge from not being dredged in years. She does not see Aqua Doc in her cove. We have not been able to use our boat for several weeks because we are concerned about algae and sludge being sucked into our motor. What is being done? Trustee Klein said that she is researching methods, other than Aqua Doc, to address the algae. President Taylor reiterated that the Board is looking at other options.
- Jeff Rush – Can we get the tree trimmed at Geronimo dock so we can use the dock? Mgr. Cahall put it on his agenda to have maintenance address the problem.
- Sue Byrd – Thank you to Trustees for volunteering your time. The bitching post should not be used as a source for addressing community concerns. Any information to the community should be released through the chain of command and not by individual Trustees.
- Maggie Little – The current gym needs some issues addressed. It is overcrowded and preventative maintenance needs to be done on our equipment before it breaks. There is rust and metal on metal. A simple inexpensive tube of equipment lube will go a long way to keep our equipment functioning. Mgr. Cahall will follow-up with this request.
- Dave Adler – Thank you for the Chapel wayfinding signs that were installed.

- Jim Hewes – Thanked the Board for exploring other options, besides Aqua Doc, to control algae. He asked if Aqua Doc is treating new blooms coming from the bottom of the lake in addition to surface blooms. Mgr. Cahall said they use a granular treatment which is mixed with water and dissolved so they can spray. Vice president Eads stated that other issues contributing to algae growth are silt being stirred up, reduced dredging and fertilizers containing phosphorus. Residents need to make sure lawn services are not treating within 10' of the shoreline. In drought times, they should stay 30-50' away from the water to prevent runoff when we do get rain.
- Susan Kost – She sees Aqua Doc every week in the cove that she shares with Shawna Black. Aqua Doc distributes as much treatment that the EPA will allow.
- Ed Fahner – Thank you for passing the wake boat restrictions. His boat was swamped and damaged by a wake boat. How do residents report damage? President Taylor said to call/report it to security.
- Doris Kitchen – Thank you for addressing underground utilities. We need to get something in the CODE about AirBNBs before they become an issue and lower our property values. Maybe some town hall meetings? Vice President Eads said the Rules and Regulations committee will be working on rewriting/updating the CODE and it will be subdivided into sections for a membership vote.
- Mary Schrage – Are we following all of the recommendations from the ecologist who did a lake study in December of 2023? Perhaps some landscaping to help prevent run-off that contributes to the algae? Trustee Klein said she would read the report.
- Jerry Abbatiello – Indian Lake has algae issues a few years ago with weeds not being killed and the State stepped in to help. Jerry asked for a Manager search update. President Taylor said that the applications are being reviewed by the Executive committee and they are narrowing down the list of applicants to interview. They will present their recommendation and all of the Board will get to vote before the person is hired. Mgr. Cahall is staying through the end of December.
- Jeff Wells – Thank you for the wake board motion. He believes it is a good compromise for everyone.
- Kelly Cain – Where are the AED locations and what should we do if police are not on duty or that area is closed when an emergency arises? AEDs are located at the campground, Rec Center and all patrol cars have one. President Taylor asked that the topic be discussed further at the next workshop.

Adjournment: The motion to adjourn was made by Moore and seconded by Eads. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:50am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary