

WPOA Board of Trustees Saturday Meeting – 9/14/24

***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, Raleigh, Taylor, Mgr. Cahall

Minutes: Raleigh made a motion and Moore seconded to approve the 8/10/24 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

- August total operating income was \$150,000.00.
- August total operating expenses were \$262,000.00 with no unexpected expenses.
- Operating fund balance at the end of August was \$712,167.69.
- Operating income for the year at the end of August was \$2,430,000.00. That is 81% of the plan for 2024. Expected income at the end of August was 83% so 2% under budget.
- Operating expense for the year at the end of August was \$1,993,000.00. That is 68% of the plan for 2024. Expected expense at the end of August was 69% so 1% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in August was \$12,000.00.
- Assessment account expenditures in August totaled \$8,000.00 mostly for culvert repair before paving.
- Balance of all allocated assessment accounts at the end of August was \$1,491,393.28.

Invested Funds

- Invested Reserves at the end of August totaled \$529,189.26.
Total cash on hand at the end of August was \$2,832,750.23.

We will be studying the budget in the next few months. We have an accounting firm reviewing our financial sheets.

Manager's Report (Mgr. Cahall):

- Lodge work. The new roof and gutter system have been installed and is complete. We have also completed the foundation drainage repairs along with replacing some sections of sidewalk in front of the lounge. The plumbing upgrades are very close to completion and likely done by the time this is published. We have completed almost \$100,000 in repairs and upgrades to the lodge this year.
- The pools are being closed for the winter and we have received our new pool cover for the large pool. Maintenance will be looking for anything that might need to be repaired before the next pool season.
- The heater for the indoor pool has gone down and a new one has been ordered. During the inspection of the pool heater, we had them look at the heater for the hot tub and it was recommended that it be replaced as well. We plan to put that on the capital plan for next year.
- The road repaving project kicked off this week and will last about 3 weeks. We will be grinding and repaving all of Waynoka, Hogan, Papoose and Wildcat. Expect delays and detours during this work. We will try to keep them to a minimum, but some will be unavoidable. Once complete they will be painting a line on Waynoka like before.

- We are getting questions about this year's drawdown of the lake for the lagoon draining. We do not expect to start that process before mid-November. I would ask that everyone have their boats out of the water for the winter by that time.
- Someone set fire to the port-o-let at Kiddie Coral. The state fire Marshal came in and is handling the investigation. It has been determined it was arson and if anybody has any information about it please contact our police department and they will share that information with the fire Marshal.
- Dredging. Maintenance removed over 1500 cubic yards of silt from the lake in the month of August. Dredging will be on hold while road work is being done but will resume right after. It is our intention to continue dredging into the month of November, stopping just before the draining of the lagoon begins.
- We have started building the rough budget for 2025 this month and will be meeting weekly with the finance committee weekly throughout the month of October. The budget will be presented to the board in the first part of November so that we can pass the budget in December.
- The following is a report from Manager Cahall, as requested by the WPOA Board, to give everyone a history of lake maintenance.
 - "I have been requested to give a view of the lake's past 20 years or so as far as weed and algae control is concerned. Since I have only been here for the last 14 years, some of this will be what I have been told by long-term residents and employees but much of it is first-hand experience. Back in the early 2000's there were a lot of weeds, grasses and algae in the lake making some of the coves hard to get through without clogging your motor up. Tim, the previous manager went out and over a couple of years put in over 1500 grass eating carp and by the late 2000's all the weeds, grass and algae were gone and most of the cat tails were gone as well. When I started here in 2011, I saw no weeds or algae at all for several years, so it appears it had worked well. In 2016, I began to get concerned by the number of grass carp that were dying. The carp have an expected life span of 10 to 15 years and do not reproduce. Maintenance was picking them up along the shore and scooping them out of the lake every week. I recommended to the Board that we should start replacing some of these carp since they were starting to die off. The Board asked the Lake Advisory Committee to investigate this and give their recommendation. The recommendation to the Board from the committee was to not put more of the carp in the lake and the committee referenced the 2011 Mad Scientist report that recommended more plant life as part of their plan for helping the clarity of the lake water. The committee told the Board that the lake, once great for fishing, was now not very good because of the lack of cover available for the fish and poor water clarity. This remained the policy until 2021 when we had our first algae and weed bloom in over 15 years. So why not just go throw 1500 grass carp in the lake and fix the problem? Tim had an advantage we no longer have. In the early 2000's you could just go to Jones Fish and buy as many grass carp as you wanted and turn them loose in your lake. Today, we must request permission and get a permit from ODNR to purchase grass carp. We got permission ODNR to put in 100 in 2021. In 2022, we were given a permit for another 100. In 2023, we were given a permit to buy 400 and another 100 this year. In the past 4 years, we have been able to put in about half as many carp as what was done 20 years ago. We have asked for another 200 next year from ODNR. We hope to find the correct number without going too far over because once they are in the lake there is no way to get them out. Once that number is found, we should divide it by 10 and put that many in every year to keep a steady school in the lake. We are making progress. This year we didn't see any significant growth of algae or weeds until mid-July. Two years ago, it looked like you could walk across the east end of the lake by mid-May. I truly believe Tim was right and these fish

are the long term and ecological answer to keeping the lake weed and algae free. I saw it work for 10 years while listening to other lakes fight the algae battle with little success. On the downside, the grass carp are not good for fishing and the water clarity will drop because they tend to keep the bottom stirred up. Also, the oxygen levels in the lake tend to drop with not having enough plant life in the lake. While I do believe the fish are the answer, over the last few years we have investigated many other ideas like fountains, bubblers, micro-bubblers, ultrasound, phosphorus blockers, harvesting machines to name but a few. Some of these are effective on smaller bodies of water but are not proven on larger bodies and/or are extremely expensive to implement on a lake this size.

- Trustee Klein urged everyone to read Mgr. Cahall's statement about lake maintenance and read the monthly reports for information and updates concerning member suggestions.

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

Calls for Service	37	Animal Complaints	7
Arrests	0	Livewell Checks	34
Reports	18	Fire Runs	3
Citations	2	Grinder Pumps	33
Warnings	14	Squad Calls	10
Security Checks	82		
Call for service breakdown of main access area, excluding parking lot area			
Campground	11	Rec Center	2
Lounge	0	Lodge	3
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	53.8	619	
1591	61.3	570	
2091	86.3	1,420	
RFID Front – 19,378		Front Guest Lane – 14,667	
RFID Rear Entry – 21,207		RFID Rear Exits – 26,615	

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	August	Year to Date
Residence	2	20
Dock/Boat Lift	1	20
Additions	0	3
Repair/Replace	2	15
Pool	0	2
Deck	0	6
Garage	0	8
Storage	0	14
Boat Cover	0	0
Carport	0	0
Fence	2	11

Misc	1	6
Totals:	8	105

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): Per the Rules and Regulations, volume 3, the election timeline will be approved or modified by the Board today.

Monday, September 25th Candidate applications must be received in the Admin office by 4 pm

Tuesday, October 22nd Last day for members to settle outstanding fees/dues to be eligible to vote

Wednesday, October 23rd Mailing labels and list of eligible voters printed

Thursday, October 24th Ballots mailed by this date

Monday, December 2nd Ballots must be received in Admin office by 4 pm

Friday, December 6th Ballots counted by this date

- Candidate applications are still being accepted with a deadline of September 25 at 4 pm. The applications are available online at lakewaynoka.com then News & Notices.
- In order to be eligible to vote you need to be in good standing so please make sure all your dues/fees are paid by October 22nd.
- Please make sure the Admin office has your current address.
- This year after the October and November WPOA monthly meetings each candidate will be invited to use 5 minutes to introduce themselves.

Lake Advisory (Johnson/Marck): None

Long Range Planning Committee (Borgman/Raleigh):

1. The LRPC continues to monitor the 2024 budget, comparing the work accomplished vs 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 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 in January to approve replacement projects (not new 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: Projects completed: replacement of marina docks, wood and concrete, red cloud dock repairs, stocking of fish, replacement of rec center weight room equipment, replacement of a zero turn mower, replacement of a rec center floor cleaner, replacement of a GMC pickup truck, replacement of the restaurant ice cream machine, lodge roof replacement, lodge foundation repair, rec center HVAC system replacement. Projects in progress: lodge plumbing repair, weekly algae control, 3 months of dredging, paving Waynoka drive. Projects yet to be completed: stucco work at rec center, dry dredging east end of lake.
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. *Terry Borgman asked that residents read the reports so they can stay up-to-date.*

Rules and Regulations (C. Harper/Klein): None.

Campground Committee (Abbatiello/Eads/Klein): Bouncie house and cornhole tournament today. Everyone is invited. The committee will be trying to contact every camper this winter to gather ideas for future projects.

Unfinished Business: None.

New Business: We received 70-80 manager applications. The Executive committee interviewed several candidates. We will be in Executive session towards the end of this meeting to approve the candidate brought forth. Trustee Klein asked that the Rules & Regulations be reviewed and updated, as needed, to avoid disagreements when hiring a lake manager. She believes the entire Board should be included in the process instead of just the Executives.

Motions & Resolutions: A motion was made by Klein and seconded by Eads to approve the election timeline as proposed by the Election committee. A yea/nay vote was taken and the motion passed unanimously.

Community Organizations:

- Civic Club – Dave Adler – Bingo tonight. Club meeting September 23rd to elect new officers. We will meet at 6pm at The Old Y restaurant.
- Art Club – Sue Levermore – Several events coming soon. October 14th three pumpkin craft \$7; November 13th greenery class \$10; November 16th Uncorked on Canvas. See newsletter for more information.

Board Comments and Concerns: None.

Membership Compliments and Concerns:

- Candice Boudreau – has several concerns about the number of new homes being built. What is the sustainability of the lake? Maximum number of homes? Are homes sold before being building commences? Are building codes being followed? Ohio Revised Code A117.1 addresses homes being built in subdivisions vs. homeowners' associations. President Taylor asked that this be put on the agenda to discuss at the next workshop. Secretary Moore said that all new homes must meet WPOA building/zoning requirements and they must also meet Brown County building/zoning requirements and are inspected.
- Ken Starek – would like to see enforcement of Motion #363. He has first-hand knowledge of non-members being let through security without a guest pass. Ken stated that quiet times are 11pm-8am in the CODE. Contractors are beginning work at 6:30-7am. He would like to see the quiet time hours enforced.

- Terry Borgman – Brown/Adams County Recycling facility in Georgetown is hosting an open house on November 2nd for residents to get rid of old materials.
- Randy Perkins – Presented a boat safety recommendation to Trustees asking all boaters to carry an orange flag in their vessel to alert other boaters to surfers/tubers in the water, towing another vessel, ect. It is often hard to see people in the water. President Taylor will ask the Lake Advisory committee to look into this proposal.
- Mike Woods – had several questions. Why was the security budget increased and no services added? Why are we not enforcing signs in yards? When is Marina lease agreement up? Does the new manager have relationships with anyone on the Board? He would like to install a canvas shed on his property. Mgr. Cahall said that inflation is a major cause of budget increases...insurance, gas, personnel, ect. Signs are picked up weekly by the Code Enforcement officer and patrols. He just issued a sign violation this week. Marina lease expires in February and the Board is already reviewing it. Sheds must meet building/zoning requirements. Trustee Klein said that she specifically asked if the new manager had any connections with Board members and no one had met him prior to the interview.

Executive Session:

- At 10:32am, Lane made a motion and Eads seconded to enter into executive session to discuss the new manager selection. A yea/nay vote was taken and the motion passed unanimously.
- At 10:36am, Moore made a motion and Raleigh seconded to exit executive session. A yea/nay vote was taken and the motion passed unanimously.
- Following the executive session, President Taylor announced that the Board unanimously agreed to appoint Todd Wilkin as the new Lake Manager. He will attend next month's WPOA meeting so members can meet him.

Adjournment: The motion to adjourn was made by Raleigh and seconded by Eads. 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