

WPOA Board of Trustees Saturday Meeting – 10/12/24

***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.

President Taylor introduced the new Lake Manager, Todd Wilkin. He begins work on Wednesday. Mr. Wilkin read the following: Good morning everyone. Thank you for the warm welcome. I want to begin by expressing my sincere gratitude to the Board for entrusting me with the role of General Manager. It is truly an honor to join such a vibrant and welcoming community, and I am extremely excited about the opportunity to contribute to Lake Waynoka. As I step into this position, my foremost goal is to bring value to our community in meaningful ways. I believe that a thriving community is built on collaboration, innovation, and shared vision and I am committed to fostering an environment where each of you feels heard and valued. I have several ideas of my own right now that we will be exploring to make improvements, but your insights are valuable, and I want to ensure that our communication is a two-way street. Together, we can address challenges and seize opportunities that align with the community's objective. To the employees of Lake Waynoka, I am excited to work alongside you as we strive to provide exceptional services to the residents of Lake Waynoka. We will work in accordance with the Lake Waynoka Mission, ensuring that our efforts reflect the values and needs of the residents of our community. My background in the public sector as a City Manager has prepared me well for this role. I have learned the importance of listening to diverse perspectives and the value of strategic planning to meet the needs of the community. I am eager to leverage this experience to make a positive impact on the goals we want to tackle together. I promise to be honest, transparent, and approachable in all our interactions. Trust is the foundation of any successful relationship, and I am dedicated to building that trust with each of you. In the coming months, I look forward to getting to know each of you better and understanding the unique needs and desires of Lake Waynoka. Together, we can create a future that reflects the values and ambitions of the community. Thank you once again for this incredible opportunity. I am excited to embark on this journey with all of you, and I look forward to the great things we will accomplish together.

Roll Call: Present: Bynum, Eads, Klein, Lane, Moore, Raleigh, Taylor, Mgr. Cahall
Absent: Marck and Miller were excused.

Minutes: Raleigh made a motion and Eads seconded to approve the 9/14/24 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

- September total operating income was \$115,000.00.
- September total operating expenses were \$217,000.00 with no unexpected expenses.
- Operating fund balance at the end of September was \$697,172.98.
- Operating income for the year at the end of September was \$2,549,000.00. That is 85% of the plan for 2024. Expected income at the end of September was 87% so 2% under budget.
- Operating expense for the year at the end of September was \$2,278,000.00. That is 76% of the plan for 2024. Expected expense at the end of September was 77% so 1% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in September was \$8,000.00.
- Assessment account expenditures in September totaled \$28,000.00 for lodge foundation and pool heater.
- Balance of all allocated assessment accounts at the end of September was \$1,477,348.30.

Invested Funds

- Invested Reserves at the end of September totaled \$529,189.26.
Total cash on hand at the end of September was \$2,703,710.54.

Treasurer Lane announced that the 2025 budget process has started with Mgr. Cahall and the finance committee.

Manager's Report (Mgr. Cahall):

- The road repaving project is nearing completion. They will be coming back and putting the yellow stripe and lane markings back on in the next week or two. This project was completed 4 years early and at hundreds of

thousands of dollars less than originally planned. This will free up funds to dramatically decrease the time it will take to make all roads inside the lake asphalt. Instead of paving 1 to 2 miles a year we will be able to do 4 or 5 miles a year.

- 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.
- The finance committee and I have started work on the 2025 budget and expect to present to the board the recommended budget for their consideration in the first week in November. The board will then have the month of November to work on it for approval at the December meeting.
- Planning for the capital budget for 2025 will begin in November with meetings of the Long-Range Planning committee along with the Lake Manager and Maintenance Superintendent. They will present a plan to the board for consideration in December. Hopefully, that budget will be approved at the January monthly meeting.
- Maintenance spent hundreds of man hours cleaning up from the storm. A reminder that if a tree has fallen and taken down power lines our maintenance cannot do anything about that. If you see that call Duke Energy or Brown County dispatch. They will send a crew out to kill any power and safely remove the tree.

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

Calls for Service	41	Animal Complaints	5
Arrests	0	Livewell Checks	18
Reports	12	Fire Runs	2
Citations	1	Grinder Pumps	51
Warnings	8	Squad Calls	7
Security Checks	89		
Call for service breakdown of main access area, excluding parking lot area			
Campground	6	Rec Center	0
Lounge	00	Lodge	2
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	72.2	896	
1591	77.7	516	
2091	85.8	1,540	
RFID Front – 13,069		Front Guest Lane – 9,589	
RFID Rear Entry – 16,808		RFID Rear Exits – 20,781	

Reminder: The Ohio state issued burn ban went into effect October 1,2024, per Ohio Revised Code section 1503.18. This will remain in effect through the end of November. 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 (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	September	Year to Date
Residence	4	24
Dock/Boat Lift	0	20
Additions	1	4
Repair/Replace	4	19
Pool	1	3

Deck	1	7
Garage	0	8
Storage	4	18
Boat Cover	0	0
Carport	0	0
Fence	1	12
Misc	0	6
Totals:	16	121

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):

Nominating Chair, Dawn McNees, stated that three trustees are elected each year for the WPOA Board of Trustees. They serve a three-year term and may serve two consecutive terms. After two consecutive terms, a person must take one year off before being eligible to run again.

Applications from 7 candidates for the 2024 WPOA Board of Trustees election have been accepted. The candidates are: John Barton, Mike Bisbe, Jim Hewes, Doris Kitchen, Andrew Moran, David Wagner.

Reminders:

- 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, we want everyone to be able to vote.
- Ballots will be mailed out to members in good standing on October 24th.
- Today and after the November WPOA monthly meeting each candidate is invited to use 5 minutes to introduce themselves and tell members why they should be considered a potential trustee after the meeting has adjourned.
- Candidate application statements will be included in the November newsletter.

Dawn McNees announced that the WRWSD received two applications. Nan Wales and Sean Moore were re-elected by acclamation.

Lake Advisory (Johnson/Marck): None

Long Range Planning Committee (Borgman/Raleigh):

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, lodge plumbing repair, replacement pool cover, pool pavilion ceiling replaced. Projects in progress: 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.

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

Campground Committee (Abbatiello/Eads/Klein): Campground Halloween is 10/19 from 5-6:30pm. All roads close to bikes, golf carts and cars beginning at 4pm to the end of the event. This is open to all members and is not an open gate. Memorial benches were delivered and installed at the playground. Thank you to the Civic Club and Rob and Carrie Bynum for their donation. The campground would like to thank Paul, maintenance and the Board for all they've done this year.

Unfinished Business: Vice President Eads gave an update about submitted community suggestion forms. We are looking into creating a Safety committee and researching information from other lake communities that have them. If you are interested in volunteering for the committee, please let Sue know. It was suggested to install a wall honoring Veterans of our community. If any clubs are interested, please let Sue know.

New Business: None

Motions & Resolutions: None

Community Organizations:

- Civic Club – Bingo tonight
- Shawnee Women's Club – Be sure to checkout the newsletter for more information to our events listed below.
 - Will be hosting our annual Holiday Extravaganza Craft Fair on Saturday, November 2nd from 9am-3pm. We have 48 vendors and crafters that will be set up in the Lodge and Rec Center gym. There will also be potato soup, hot dogs and chicken salad sandwiches and dessert at our food booth. This is an open gate event and we hope to see you there.
 - In December, we are having our annual Light Up the Lake event. Homeowners with holiday decorations can enter the lighting contest that can win prizes determined by anonymous judges. On Saturday, December 14th from 6-8pm, members are invite to the Lodge for a holiday party. Kids can make crafts and visit Santa and Mrs. Claus. There will be cookies and hot chocolate for everyone to enjoy.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Ken Wagner – The pickleball court needs attention. The court is deteriorating and there are many cracks. Ken would like to see the cloth chairs in the Lodge replaced. The material is irritating the skin of some members and it was reported that people were getting bug bites. Mgr. Cahall said the chairs were sprayed.
- Doris Kitchen – is concerned about Waynoka Drive new pavement seams not meeting in the center of the roadway. We were told it would be seamless. Mgr. Cahall said that their pavement machine was not wide enough to do seamless. He said this company does roadway paving throughout the county and has experience. The road will be inspected before payment is issued. Doris would like to be on the Safety committee.
- Dale Amyx – Thank you to the Board for their hard work. He would like a follow-up to the mailbox vandalism and the restroom arson at Kiddie Corral. He would like the Board to explore a phone alert system for members to help us be proactive. He asked about the crushed blacktop in the recreation areas. Is it staying? It looks terrible. Mgr. Cahall said the goal is that the crushed blacktop will compact and create a base for gravel down the road.

Adjournment: The motion to adjourn was made by Lane and seconded by Raleigh. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:23am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary