

WPOA Board of Trustees Saturday Meeting – 11/9/24

***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, Taylor, Mgr. Wilkin
Absent: Bynum, Raleigh and Mgr. Cahall were excused.

Minutes:

- Eads made a motion and Lane seconded to approve the 10/12/24 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.
- Moore made a motion and Marck seconded to approve the 11/4/24 WPOA Special Meeting minutes as distributed. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Taylor): None

Treasurer's Report (Lane):

Operating Funds

- October total operating income was \$140,000.00.
- October total operating expenses were \$213,000.00 with no unexpected expenses.
- Operating fund balance at the end of October was \$598,403.55.
- Operating income for the year at the end of October was \$2,685,000.00. That is 89% of the plan for 2024. Expected income at the end of October was 92% so 3% under budget.
- Operating expense for the year at the end of October was \$2,446,000.00. That is 83% of the plan for 2024. Expected expense at the end of October was 85% so 2% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in October was \$6,000.00.
- Assessment account expenditures in October totaled \$10,000.00 for fish, dam repair and road repair.
- Balance of all allocated assessment accounts at the end of October was \$1,483,535.41.

Invested Funds

- Invested Reserves at the end of October totaled \$529,189.26.
Total cash on hand at the end of October was \$2,611,128.22.

Treasurer Lane announced that The Board Trustees are reviewing the proposed 2025 operational budget and will be voting on it at the December monthly meeting.

Manager's Report (Mgr. Wilkin):

I'm excited to share my first official General Manager's report with all of you, and I hope this helps address any questions or concerns within our community. I'm looking forward to being an active part of this great community, and I'm always available to speak with you if you need anything.

1. Investigation into Property Damage: I want to start by providing an update on the ongoing investigation into a situation that occurred at a home within the Lake Waynoka community. On Tuesday, October 22, 2024, we received a report of four holes found in the exterior siding and garage door of a property. This understandably raised concerns for the homeowner, and we responded quickly. An officer was dispatched to the scene immediately to investigate. When I was made aware of the situation later in the week, I followed up with Chief Callahan and Officer Adams on Monday, October 28, for a detailed update. We communicated with Sheriff Ellis to discuss the incident further. I have personally reviewed all available reports and body camera footage from the scene, and I can confidently say that our officers have conducted a thorough and diligent investigation. We will continue to monitor the situation and keep the community informed as necessary.

2. Road Paving Project Update: The road paving project is now officially complete, but there are still a few areas that need attention. Over the past week, I've walked the roads around the lake with an engineer and Mr. Chadwell to identify spots that require additional work. We've created a punch list of areas for the contractor to address, and Mr. Chadwell has already gone over the specifics with the contractor.

The contractor will be working this weekend to make the necessary repairs in preparation for the yellow striping to be painted next week. Some sections will need to be milled and repaved, but we are confident that these issues will be resolved soon. We'll continue to keep an eye on this to ensure that everything meets our standards.

3. Street Light Repairs at the Dam: The streetlights at the Dam have now been repaired and should be fully operational. Our maintenance team continues to make great strides with various projects throughout the lake, including ongoing work on the lake dredging as we move toward the end of the year.

4. Campground Winterization: The campground has officially been closed and winterized for the season. Our maintenance team has completed all necessary tasks to ensure the campground is properly prepared for the colder months. This includes shutting down water systems, securing facilities, and taking steps to protect the site from winter weather. We look forward to reopening the campground in the spring and appreciate your understanding as we move into the offseason.

5. Accomplishments in My First Three Weeks: My first three weeks have been incredibly busy, and I've learned a great deal already. I wanted to take a moment to highlight some of the key accomplishments we've achieved together:

- We've reviewed, approved, followed up on, or denied approximately 25 permits.
- We met with an engineer to discuss future work and infrastructure needs throughout the community.
- We've met with 90% of our employees and are getting to know the team better every day.
- In collaboration with the Finance Committee, we've worked on the 2025 budget.
- We're also working closely with the Long-Range Planning Committee on the 2025-2030 capital budget.
- We've conducted dock inspections.
- We've helped release hundreds of pounds of fish into the lake as part of our ongoing efforts to improve the ecosystem.
- We had the pleasure of attending the campground's Trick-or-Treat event with our families—what a great time!

6. Upcoming Events and Meetings: As promised, I will be holding my first "Lunch with the General Manager" on Thursday, November 14, at 1:00 PM at Angela's. This will be a great opportunity for us to discuss community ideas, upcoming projects, and any other important matters you may have on your mind. I encourage you to join me for an informal conversation over lunch – it's a chance for me to hear from you and for us to collaborate on ways to make Lake Waynoka an even better place to live.

7. Looking Ahead: It's been an exciting start to my tenure, and I want to thank everyone who has welcomed me with open arms and kind words. I'm truly excited about this opportunity, and I'm eager to continue meeting with each of you on a one-on-one basis to hear your thoughts and concerns.

Thank you again for your support, and I look forward to all the great things we'll accomplish together in the months to come. If you have any questions or need further information, please don't hesitate to reach out.

- *Mgr. Wilkin thanked everyone for the warm welcome and reaffirmed his commitment to an open line of communication. He stated that the vandalism into a property owner's home is still under investigation. The completion of the roadway is almost finished. A few areas of concern are being addressed. The yellow stripe is planned to be laid this week. We will be opening the lake valve after the first hard freeze to allow the lagoon to settle. We expect this to happen around the first of December. We will lower the lake 5'-7' for dock repairs/installation and dry dredging.*

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

| | | | |
|-------------------|----|-------------------|----|
| Calls for Service | 51 | Animal Complaints | 6 |
| Arrests | 1 | Livewell Checks | 12 |
| Reports | 38 | Fire Runs | 1 |
| Citations | 5 | Grinder Pumps | 27 |
| Warnings | 17 | Squad Calls | 19 |
| Security Checks | 77 | | |

Call for service breakdown of main access area, excluding parking lot area

| | | | |
|------------|---|------------|---|
| Campground | 5 | Rec Center | 0 |
| Lounge | 0 | Lodge | 1 |

Vehicle Information

| Vehicle | Fuel (gallons) | Miles Driven |
|---------------------|----------------|---------------------------|
| 1391 | 68.1 | 979 |
| 1591 | 75.7 | 519 |
| 2091 | 79.9 | 1,470.7 |
| RFID Front – 17,063 | | Front Guest Lane – 11,179 |

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 | October | Year to Date |
|----------------|-----------|--------------|
| Residence | 1 | 25 |
| Dock/Boat Lift | 1 | 21 |
| Additions | 0 | 4 |
| Repair/Replace | 2 | 21 |
| Pool | 0 | 3 |
| Deck | 0 | 7 |
| Garage | 1 | 9 |
| Storage | 3 | 21 |
| Boat Cover | 0 | 0 |
| Carport | 0 | 0 |
| Fence | 4 | 16 |
| Misc | 0 | 6 |
| Totals: | 12 | 133 |

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 McNeas, Nominating Chairperson):

- After the 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.
- Ballots must be received by December 2nd no later than 4:00 pm in order to be counted.
- New Trustees will be posted around the community no later than December 6th and announced at the WPOA monthly meeting December 14th.

Lake Advisory (Johnson/Marck): None

Long Range Planning Committee (Borgman/Raleigh):

The WPOA (in 2015) directed the Long Range Planning committee to prepare a community vision statement with community values, goals and objectives for the WPOA Board to adopt and follow. This document is included in the 2024 LRPC Annual Report to the Board and membership and can be found on the Lake Waynoka website, in detail, in the Documents section under Reports. The WPOA Board uses these goals and objectives to define the Capital Assessment projects that determine the use of the capital assessment fees (lake, improvements, roads) paid by the membership. The following 2024 capital assessment projects have addressed specific goals and objectives from the Lake Waynoka community vision, values, goals and objectives document.

- Lake protection and conservation: stocking of fish, weekly algae control, dredging, annual dam repairs, annual shoreline erosion control
- Grounds maintenance and beautification: marina dock replacement, Red Cloud dock repairs, Waynoka Drive paving
- Amenity development, improvement, replacement and maintenance: replacement of ice cream maker in restaurant, Rec Center weight room equipment replacement
- Maintenance of facilities and equipment: lodge roof replacement, lodge foundation repair, lodge plumbing repairs, rec center hvac system replacement, rec center floor cleaner replacement, outdoor pool cover replacement, outdoor pool pavilion roof repair, outdoor pool pump house maintenance, replacement of maintenance department pickup truck and zero turn mower.

Terry asked everyone to look at the Lake Waynoka website/Documents/Reports to find the 2015 report detailing eight goals for the community. Maintenance does a fantastic job extending the life of our equipment.

Rules and Regulations (C. Harper/Klein): President Taylor will be tasking the committee to work on revising the Blue Book. He will forward information gathered from the previous committee's work.

Campground Committee (Abbatiello/Eads/Klein): None

Unfinished Business: Vice President Eads reported that we are still gathering information about creating a safety committee. There have been no new community suggestion forms submitted. We will be looking at the 2025 capital budget in December.

New Business: Several variances were submitted. Lots #394, 395, 346 and 404 asked for dock slip 4'x12' standard digouts. Lane made a motion and Klein seconded to approve the variances. The Board denied two variance requests. One was for a 30"x50" pole barn installation 19' from the roadway. Our building codes require 40' from roadway. The other was for a lake access dock installation that was unable to be installed in front of the owner's property.

Motions & Resolutions: None

Community Organizations:

- Shawnee Women's Club - Shawnee Women's Club would like to thank everyone who helped make our annual Holiday Extravaganza Craft Fair a success! We had all day support from Cat and the Rec Center crew, Chief Callahan, security officers and the night custodian, Dawn Russell, helped with security, card players graciously moved their Friday night location, Marty and the Maintenance team helped make sure we had the tables and chairs we needed, and the Front Office staff and AJ helped with fielding questions and Facebook advertising. Thank you all!
- Civic Club – Bingo tonight. After tonight, Bingo will resume in January. The civic club meetings will be in hiatus until the spring.
- Art Club – November 13th, 6:30 in the Lodge we will be creating Christmas crafts. The cost is \$10. Bring a bottle and snack to share. We will be hosting Uncorked on Canvas November 16th from 6:30-9:30pm. It is limited to 30 people and cost is \$30.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Cindy Lawrence – addressed her concerns about the discovery of holes into a home where her grandchildren live. She said the investigation has been handled poorly and they are terrified to live there. She would've liked the Brown County Sheriff's Office (BCSO) to handle the investigation since they have more resources.
- Phyl Lawrence – A Lake Waynoka Officer responded right away. Other holes were found the next day. Would like to see BCSO back up the Lake Waynoka Officers when the owner's request it.
- Samantha Souders – is a Veteran and looked at the holes in the home. Many young families live here and she would like to see an increase in security.

- Doris Kitchen – asked President Taylor what is the solution about security. President Taylor said he cannot comment on an open investigation. Trustee Klein said she has been bringing up issues with security during several workshops.
- Carolyn Slater – Said the family couldn't get help for several days. The new manager was not notified until a few days later. People should be fired.

Adjournment: The motion to adjourn was made by Lane and seconded by Moore. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:46am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary