

## WPOA Board of Trustees Saturday Meeting – 12/14/24

*\*\*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 10:08am 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. Wilkin, Mgr. Cahall

**Minutes:** Raleigh made a motion and Marck seconded to approve the 11/9/24 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

**President's Report (Taylor):** President Taylor honored Paul Cahall for his 14 years of service and wished him well in his retirement. Leave it better than you received it. Paul and I have worked together since my early 30s coming when I was elected 13 years ago. Many of the boards that Paul worked with are no longer with us. Under his management and leadership, he has help grow property values that we unimagivable at the time of his career with WPOA Focused on the Big Picture not the nit-picky negative stuff. We are the best private lake community in the state and other lakes strive to be us. Also, Paul is a veteran and we thank him for his service. Zero based budgeting was one of your # 1s and it did not cost a thing however it has made everything to have a healthy financial organization. Among his list of accomplishments: Dredging, Ohio lakes community association officer, Cable & internet, Countless roads paved, Automatic gate system, Many upgrades to campground, Emergency gate on Martin Alexander RD, Replaced WPOA truck fleet, Replace aging equipment, Online bill pay, Credit cards accepted, Social media, Member portal for WPOA account (guest passes), All roofs replaced, Dock upgrades, All culverts replaced, Developed lottery for rental docks, 400+ homes build ( maybe more), New boat ramp, Updated dam area. Be proud of what you have done here, sometimes all we here are the negatives, but there are many more members here that have experienced all the positives. YOU Have had impact! Leave it better than you received it. President Taylor presented him a gift from the WPOA and WRWSD which included a Jeff Ruby gift card and a Joe Burrow jersey. Paul said he has enjoyed his tenure here and has seen the membership grow from 1,100 to 1,800 members. He remembers when you could purchase a lakefront lot for \$50,000. We used to own around 200 lots and now have no WPOA owned lots for sale. There was no restaurant, no gas or boat service at the Marina, internet and power outages were very common. He has many people to thank for his success and growth to the community. He made a top ten list of those that have a selfless dedication to the community: John Barton, Charlie Beard, Terry Borgman, John Buskey, Eric Kirk, Betty Purdin, Pete Levermore, Prescilla Redick, Aristotle Roussos and Vern Taylor.

**Treasurer's Report (Lane):**

Operating Funds

- November total operating income was \$84,000.00.
- November total operating expenses were \$215,000.00 with no unexpected expenses.
- Operating fund balance at the end of November was \$484,616.93.
- Operating income for the year at the end of November was \$2,770,000.00. That is 92% of the plan for 2024. Expected income at the end of November was 96% so 4% under budget.
- Operating expense for the year at the end of November was \$2,514,000.00. That is 89% of the plan for 2024. Expected expense at the end of November was 92% so 3% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in November was \$6,000.00.
- Assessment account expenditures in November totaled \$11,000.00 for dam lights repair and pool cover.
- Balance of all allocated assessment accounts at the end of November was \$1,473,822.38.

Invested Funds

- Invested Reserves at the end of November totaled \$529,189.26.  
Total cash on hand at the end of November was \$2,467,628.57.

*Treasurer Lane gave an update. Accounting firm Kitner and Seller reviewed the first half of 2024. Their report included an A+ rating with no issues found. They having been reviewing and updating standard operating procedures. We will be asking them to be our back-up accountants for the staff. Thank you to all of our administration staff for doing an*

excellent job. In regards to the 2025 proposed budget, staff health insurance has gone up 36%, liability insurance is up 51%, water and sewer rates are up 65%. We spend roughly \$215,000 on payroll which includes a cost-of-living adjustment and increased pay for several positions so we can retain and attract qualified employees. We were able to offset some of these expenses by eliminating professional printing of the Lake Waynoka newsletter. This will save \$10,000. The newsletter will be available online and a few copies will be made available at security and the office. Credit card merchant fees will be eliminated and a 3% fee will be assessed to members paying with credit cards. This will save us \$80,000/yr. Members paying with cash or checks will not be assessed the fee. The campground improvement fund contribution will be reduced from 20% to 15% for 2025. Mgr. Wilkin read the increased dues from Motion #384 below. Trustee Klein asked about new building permit refunds. Mgr. Wilkin said refundable deposits are no longer available on building permits. Building permits that have already been approved are still eligible for refunds.

**Manager's Report (Mgr. Wilkin):**

- Water Leak Update – December 7, 2024 On December 7, 2024, we experienced a water leak that impacted the entire community. I want to express my sincere thanks to our dedicated team for their swift action in identifying and repairing the issue. Their hard work and commitment ensured that the disruption was minimized, and the water service was quickly restored. Moving forward, we are implementing additional measures to improve communication and response times during similar events, including establishing clearer protocols and enhancing our notification system. This will allow us to keep residents informed in real-time, ensuring better preparedness in the future.
- Chicken Farm and Water Quality Monitoring - We continue to monitor the chicken farm near the lake and its potential impact on the water quality. One area of concern has been the potential for E. coli contamination in both the lake and service water. We have partnered with the EPA to address this matter and ensure that E. coli levels are consistently monitored and kept within safe limits. Regular testing will be conducted, and we are working closely with all relevant parties to ensure that the necessary steps are taken to prevent any adverse effects on water quality and, ultimately, the safety of our community. *Run-off from chicken feces is high in nitrogen which will effect the lake's ecosystem.*
- Lake Valve – We opened the lake valve on 12-2-24. Currently, we are draining the lake at a rate of 2" per day. This is the proper ratio to ensure we are mixing the lagoon water with the lake water. The valve will be open until approximately February 15, 2025, at which point we will close the valve to help fill the lake for our spring drain. *Lagoon draining is mandated by the EPA to retain our sewer license.*
- 2025 Budget and Efficiency Goals - As we approach 2025, one of our primary goals in next year's budget is to enhance the efficiency of operations throughout the community. This will involve reviewing current workflows, optimizing staffing levels, and improving our security measures. We are actively seeking ways to streamline both operational costs and the services we offer, all while maintaining the high standards of safety and community experience that Lake Waynoka is known for. I would like to take this opportunity to thank the WPOA, especially Treasurer Lane and the entire finance committee, for their hard work and dedication in crafting the 2025 budget. Their expertise and attention to detail are invaluable as we work toward a successful and efficient 2025.
- Long Range Planning Committee: I would also like to express my gratitude to the Long-Range Planning Committee for their ongoing efforts in shaping the future of Lake Waynoka. A special thanks to Mr. Terry Borgman for his unwavering commitment to the planning process. His insights and dedication to the long-term vision of the community have been truly exceptional. Mr. Borgman is a key figure in ensuring that Lake Waynoka continues to thrive and evolve in the years ahead.
- General Manager's Lunches: Our first "Lunch with the General Manager" was a great success, providing an open space for residents to engage with me directly and share their ideas and concerns. It was a rewarding experience, and I'm looking forward to our next lunch, which is scheduled for December 18, 2024, at 1:00. I encourage everyone to attend and join in the conversation.
- Personal Thanks to Mr. Paul Cahall: Lastly, I want to personally thank Mr. Paul Cahall for spending the past 8.5 weeks with me. His support and wealth of knowledge have been invaluable as I've worked to get up to speed on the inner workings of the lake and the community. I am truly grateful for the time we've spent together, and I've learned so much from his experience and dedication.

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

Calls for Service	41	Animal Complaints	12
Arrests	0	Livewell Checks	0
Reports	20	Fire Runs	1
Citations	3	Grinder Pumps	8
Warnings	15	Squad Calls	13
Security Checks	83		
<b>Call for service breakdown of main access area, excluding parking lot area</b>			
Campground	2	Rec Center	0
Lounge	0	Lodge	0
<b>Vehicle Information</b>			
Vehicle	Fuel (gallons)	Miles Driven	
1391	69.6	973	
1591	80.1	600	
2091	99.9	1,849	
RFID Front – 15,024		Front Guest Lane – 9,135	
RFID Rear Entry – 16,843		RFID Rear Exit – 20,096	

The Ohio State issued burn ban was lifted on December 1, 2024 and will not be back in effect until March 1, 2025 per the Ohio revised Code (ORC) 1503.18. 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	November	Year to Date
Residence	2	27
Dock/Boat Lift	5	26
Additions	0	4
Repair/Replace	2	23
Pool	0	3
Deck	0	7
Garage	1	10
Storage	4	25
Boat Cover	0	0
Carport	0	0
Fence	1	17
Misc	0	6
<b>Totals:</b>	<b>15</b>	<b>148</b>

**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

*We are looking for a someone with experience to join our committee.*

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

- The nominating/election committee would like to thank all the candidates for the time and energy they put into this election.
- We would like to congratulate the following New Board of Trustees term starting in 2025.  
John Barton, Mike Bisbe, David Wagner
- We would like to thank all the volunteers for helping with the tedious tasks of stuffing the ballots for mailing and for counting the ballots. See ya next year!
- *The newly elected Trustees are David Wagner, Mike Bisbe and John Barton. The Board members who are leaving the Board in April are Vern Taylor, Jim Marck and Pat Raleigh. The new Trustees will be sworn in at the Annual dinner in April 2025.*
- *The Election Committee would like to give a huge thank you to everyone who helped this year to assemble the ballot for mailing and/or who helped count votes. They are: Trish and Barry Pottinger, Claudia and Tom Glutz, Cindy and Scott Harper, Kathy and Jim Williams, Sue and Pete Levermore, Chris and Tome Kizer, Terry McNees, Debbie Schultz, Eileen Brown, Linda Woods, Margie Gray, Dennis Moehler and Mary Costa.*
- *President Taylor extended a thank you to the committee and all volunteers.*

**Lake Advisory** (Johnson/Marck): None

**Long Range Planning Committee** (Borgman/Raleigh):

The Long-Range Planning Committee met with the General Manager and the WPOA Board earlier this month to review proposed 2025 capital assessment projects for the roads, lake and improvements account and whether these will be adequate revenue for them. The WPOA Board is reviewing these projects before finalizing the 2025 capital assessment budget. This budget will be finalized in January and voted on at the January 11, 2025 monthly meeting. *Terry asked members to look at the future and identify strategies and goals to keep our community growing. We need communication and planning for our vision. Please consider volunteering for the LRPC. President Taylor thanked Terry and the committee for all of their hard work this year.*

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

**Campground Committee** (Abbatiello/Eads/Klein): None

**Unfinished Business:** Vice President Eads gave an update on community suggestions. At this time, we are gathering information from ODNR about the suggested overflow project at the dam. We have not had a club come forward to sponsor the military flags around the lake. We received one suggestion this past month and will be discussing it at our next workshop.

**New Business:** Three variances were submitted.

- Lot #417 asked for a 4' dock digout. Raleigh made a motion and Moore seconded to approve the variance. A yea/nay was taken and the motion passed unanimously.
- Lot # 458 asked for a 4' dock digout. Raleigh made a motion and Lane seconded to approve the variance. A yea/nay was taken and the motion passed unanimously.
- Lot # 2301 asked for an end of cove parallel dock installation. It does not meet the 17' center line requirement. The Building/Zoning committee reviewed the variance and were ok with allowing this variance since it is at the end of the cove and will be parallel as not to interfere with boat traffic. Lane made a motion and Raleigh seconded to approve the variance. A yea/nay was taken and the motion passed unanimously.
- Trustee Klein asked for verification that a larger line-item mistake on the proposed 2025 budget had been corrected. Yes it has and did not affect the totals.

**Motions & Resolutions:** Motion #384 was made by Raleigh and seconded by Lane to accept the proposed 2025 budget with \$3,295,419.86 in income and \$3,238,866.70 in expenses with an expected surplus of \$56,553.00 as presented to the Board. The budget includes the following changes in the dues and fees structure.

- Dues: increase \$20.00 from \$440.00 to \$460.00
- Multi-Lot Fee: \$10.00 from \$125.00 to \$135.00
- Homeowner Fee: increase \$10.00 from \$190.00 to \$200.00
- Annual Mowing Fee: Increase \$5.00 from \$125.00 to \$130.00
- Guest Cards: No increase
- RFID Stickers: No increase
- Annual Dock Rental: No increase
- Annual Boat, Golf Cart, UTV Registration: Increase \$5.00 from \$60.00 to \$65.00
- Winter Camper Storage Fee: No increase
- Camping Fees: No increase in nightly camping fees
- Refundable deposits are no longer available on Building Permits

A roll call vote was taken and the motion passed with 8 yeas and 1 nay (Klein).

**Community Organizations:**

- Civic Club: Mike LaPlante announced the Club is selling Lake Waynoka apparel. It makes good holiday gifts. Dave Adler said that Bingo will resume next month. We are on hiatus and will resume meetings in March. We would like to thank Angela's restaurant for their festive decorations.
- Shawnee Women's Club: Sue Levermore thanked the club members for decorating the Lodge. We are celebrating Light Up the Lake tonight from 6-8pm. Santa will be here. Cookies, coffee and hot chocolate will be available. There is a beautiful home decorated on the water. You can view it from the Marina.
- Book Club: See Vickie Nimmo if you'd like to purchase a lake Waynoka cookbook. Cost is \$10.

**Board Comments and Concerns:** Treasurer Lane thanked the Finance Committee members for their commitment and work on the 2025 budget. Jeff Rush, Pat Raleigh, Vickie Feil, Vern Taylor, Mary Costa and Paul Cahall.

**Membership Compliments and Concerns:**

- Joan Hartings: expressed her frustration for allowing classes and events to be booked during the times when they are playing pickleball. The gym should be used for members and not outside instructors/classes. She called out members calling in passes and not being present with their guests. Mgr. Wilkin apologized for overbooking the gym and will be sure to check the gym calendar moving forward.
- Dave Adler: The chapel is growing and would like to discuss expanding the chapel and parking lot in the future.
- Doris Kitchen: 1600 ballots were mailed out to members in good standing for the WPOA Trustee election. She would like to see collections stepped up on the 700-800 lots in arrears on dues. Ms. Kitchen asked to be a volunteer on the Rules & Regulations committee and was told no by President Taylor. He would not discuss his answer at the meeting. Doris asked Trustee Klein why she voted no on the 2025 budget. Nancee thanked the committee for their work but saw too many discrepancies that she did not agree with. She was mostly opposed to the 5% reduction to the campground improvement fund. Treasurer Lane said that the WRWSD increases amounted to \$19,000 for the campground and campers did not want their nightly fees raised. This left no alternative but to decrease the amount to their improvement fund. Vice President Eads added that a survey was sent to campers and the result of the survey was that campers would rather the improvement fund percentage be reduced rather than raise their campsite fees. Trustee Klein said the campers did not want an increase in their fees nor a decrease in their fund percentage. She would like to explore charges made to the campground for maintenance, administration and security fees.
- Jim Hewes: would like to see the Board be more involved in recouping the \$700,000-750,000 loss each year from delinquent property owners. It is unfair to keep placing increases on owners in good standing. Treasurer Lane said that we have to wait for the Brown County Auditor to go through the legal process. We cannot seize property The Auditor/Sheriff sale process takes 3-5 years to move through the court system.
- Donita Hagen: Do not ask for committee volunteers if you turn them down publicly. It is not right.
- John Buskey: recently did a property analysis based on the Auditor's website. He found that there are 860 lots in delinquent status, and of those, 399 lots in the database have no known contact so the WPOA does not know that information either.
- Ed ?: Is thankful for the response to the water main break and the information sent out by administration. Many good ideas have been shared to get updates of an urgent matter to members. Thank you to Indian Spring

Winery for offering restrooms and water to everyone. He welcomed Mgr. Wilkin and thanked Paul Cahall for his service. He is proud to be a part of this community. Merry Christmas and Happy New Year to everyone.

- David Kinsey: attended the Sheriff's auction last year and was disappointed that, in addition to delinquent taxes, delinquent WPOA dues must be paid to purchase the property. He asked the Board to reconsider this practice. Paul Cahall said that this was implemented to discourage contractors from buying lots at very low prices and building more homes. This also allows the Board more control to buy those properties and sell them to recoup some of the back dues.

**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 11:23am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary