

WPOA Board of Trustees Saturday Meeting – 3/9/24

***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 Ellis called the meeting to order at 10:02am.

President Ellis led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Barton, Bynum, Crank, Eads, Ellis, Moore, Taylor, Mgr. Cahall

Absent: Marck and Raleigh. Both were excused.

Minutes: Barton made a motion and Taylor seconded to approve the 2/10/24 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Ellis): President Ellis introduced Sue Levermore to speak about the annual WPOA dinner. Registration is required and must be submitted to the office by April 14th at noon. Doors open at 5:30 and dinner will be served at 6:00pm. Please bring your own drinks. The WRWSD meeting will begin promptly at 7:00pm. The WPOA meeting will begin at 7:30pm.

Treasurer's Report (Barton):

Operating Funds

- February total operating income was \$348,000.
- February total operating expenses were \$222,000.00 with no unexpected expenses.
- Operating fund balance at the end of February was \$573,386.18.
- Operating income for the year at the end of February was \$504,000.00. That is 17% of the plan for 2024. Expected income at the end of February was 17% so right on budget.
- Operating expense for the year at the end of February was \$426,000.00. That is 14% of the plan for 2024. Expected expense at the end of February was 14% so right on budget.

Allocated Assessment Funds

- Income for allocated operating assessments in February was \$243,000.00.
- Assessment account expenditures in February totaled \$110,000.00 for marina dock project and dock repair.
- Balance of all allocated assessment accounts at the end of February was \$1,108,772.95.

Invested Funds

- Invested Reserves at the end of February totaled \$525,742.75.
Total cash on hand at the end of February was \$2,202,901.88.

Manager's Report (Paul Cahall):

- The new playground is going in back at the campground and will be ready for use when the campground reopens on April 1st. Maintenance and the campground manager are working hard to make sure everything is ready for the return of our campers.
- We have managed to save and reinforce more than half of the Pontiac docks. Maintenance still needs to remove the docks at the end of Pontiac that could not be repaired. The Board is looking at many different configurations and options for the future of Pontiac to make it more useful to our members.
- Lake Royal from North Carolina has requested to come for a visit to see our operation. They were doing research of other lakes and were impressed enough by our association to invest in a visit. Their lake is of similar size 4,000 lots, 350-acre lake. They will be visiting April 4th and 5th bringing 10 people made up of members, board members, and staff. If you see them, please make them feel welcome.

- The spring OLCA meeting will be held at Cinnamon Lake on May 8th and 9th. These are great opportunities for lake managers and board members to get together and share information and ideas on shared issues to make all member lakes better.
- We are working on the finishing touches at the Marina for the docking upgrades. We still need to put in bumpers to help protect boats and have the fueling station reinstalled. These final items should be complete by early next month.
- Maintenance rented a stump grinder attachment for our newly acquired skid steer and ground out many old stumps around the lake and in the campground. We continue working projects getting ready for another fun filled season at the lake.
- *Mgr. Cahall spoke about the Lake Royal visit previously mentioned and answered questions.*

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

Calls for Service	35	Animal Complaints	4
Arrests	0	Livewell Checks	0
Reports	14	Campground Calls	0
Citations	2	Grinder Pumps	10
Warnings	7	Squad Calls	12
Security Checks	82	Fire Runs	4
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	69.3	767	
1591	93.0	1,244	
2091	26.5	352.4	
RFID Front – 12,073		Front Guest Lane – 8,173	
RFID Rear Entry – 14,928		RFID Rear Exits – 17,233	

Reminder: The Ohio state issued burn ban went into effect March 1,2023, per Ohio Revised Code section 1503.18. This will remain in effect through the end of May. 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 (Pete Levermore/Sean 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 any questions.

Permit	February	Year to Date
Residence	5	5
Dock/Boat Lift	6	17
Additions	0	0
Repair/Replace	0	3
Pool	0	0
Deck	0	0
Garage	0	0
Storage	0	2
Boat Cover	0	0

Carport	0	0
Fence	0	0
Misc	0	0
Totals:	11	27

Treasurer Barton asked P. Levermore about the number of new homes. Pete responded that there were roughly 26 new home permits last year and around 140 new home permits submitted over the past four years.

Election Inspectors/Nominating (Margi Borgman/Nan McHugh, Dawn McNees, Nominating Chairperson): None

Lake Advisory (T. Redick/Jim Marck): **Reminder:** Beginning April 1, 2025, the owner of any boat to be used on Lake Waynoka must present evidence of having successfully completed a state approved boater education course at the time of registration. Certified instructors will offer classroom training at the Lake Waynoka Lodge building on Saturday, March 16. Classroom courses are scheduled for 8 hours, and registration is requested. Boating education specific to Lake Waynoka is also discussed in these sessions. There is no cost for this class. You may register by calling the WPOA office. The class originally scheduled for April 20, 2024 has been cancelled due to lack of demand. Additional dates will be considered in the future as may be needed. As outlined in previous reports, several other options for completing a NASBLA-approved classroom course are available in Ohio. **Project Updates:** The Lake Advisory Committee continues to work with the Board of Trustees as they consider committee recommendations relating to watercraft being operated on Lake Waynoka. *President Ellis reminded everyone about the Boater Safety course on March 16th. Please register with the office, if interested. Our goal is to increase safety on the water.*

Long Range Planning Committee (Terry Borgman/Pat Raleigh): 1. The Long Range Planning committee and General Manager are in the process of reviewing potential projects for the coming 5 years. These projects are tentatively placed in the 5-year plan and are not approved until the Board approves an annual budget in January of the upcoming year. The 5-year plan will be presented to the WPOA Board by April 1st in the LRPC Annual Report. 2. Many WPOA members would like to contribute suggestions to improve the community. The LRPC presented to the Board a draft of a suggestion form and a process to handle community suggestions and provide feed back to the submitter from the Board. The Board will decide how to initiate this process soon. *The Board and the LRPC are in the process of finalizing a project submission form to capture community ideas. President Ellis asked Terry to present a draft of the form. This will formalize the process and provide feedback to the submitter. The form will be published on the Lake Waynoka website so members can print it out. There will be directions on the back of the form detailing information to be provided.*

Rules and Regulations (John Buskey/Pat Raleigh): The committee has completed a revision of the election manual. The draft will be emailed to the WPOA Board to review and discuss at the next monthly workshop.

Campground Committee (Carrie Paul/Sue Eads): The campground playground has been completed. Maintenance will be doing ground restoration around the area.

Unfinished Business: None

New Business: None

Motions & Resolutions: None

Community Organizations:

- Civic – Bingo tonight at 7pm.
- Watersports – We will be celebrating Earth Day on April 21st. We will meet at the Lodge at noon to distribute gloves and garbage bags. There will be a lunch to follow for volunteers at 2pm in the Lodge.

- Shawnee Womens – Don't forget the Easter egg hunt on March 23rd. Raindate March 24th. Registration begins at noon and the hunt begins at 1pm. Thank you to everyone who donated candy for the event.
- Art Club – asked for permission to create a mural on the Campground office building. The Board agreed to proceed with the project.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Ken Wagner – asked for a pickleball court lighting installation timeline. The club would like to see it installed this spring. President Ellis said the Board is in the process of prioritizing projects. Our first order of business will be addressing the current Lodge issues.
- Jim Engle – asked for an update about removing abandoned boats. He is willing to help in any way he can. Mgr. Cahall said a Code Enforcement Officer is currently being trained. Violations of the CODE will be identified and letters sent to homeowners.
- Doris Kitchen – Thank you to the campers for approving the playground installation and previous projects, such as, the basketball and sand volleyball courts for all members to enjoy. She is concerned about 800 lots in arrears and no income being collected for those properties. She would like to see the Board address Airbnb rentals and prohibit them in the community. Treasurer Barton said that every lot in arrears is being looked at and the process to go to auction takes a long time. The goal of the WPOA is to acquire these lots at auction and resell them.

Adjournment: The motion to adjourn was made by Eads and seconded by Taylor. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:37am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary