

WPOA Board of Trustees Saturday Meeting – 1/11/25

***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 10:10am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Bynum, Eads, Klein, Lane, Marck, Moore, Raleigh, Taylor, Mgr. Wilkin
Absent: Miller was excused.

Minutes: Lane made a motion and Moore seconded to approve the 12/14/24 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

- December total operating income was \$66,688.33.
- December total operating expenses were \$190,602.55 with no unexpected expenses.
- Operating fund balance at the end of December was \$349,154.48.
- Operating income for the year at the end of December was \$2,836,973.74. That is 94% of the plan for 2024. Expected income at the end of December was 100% so 6% under budget.
- Operating expense for the year at the end of December was \$2,767,536.74. That is 94% of the plan for 2024. Expected expense at the end of December was 100% so 6% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in December was \$6,092.92.
- Assessment account expenditures in December totaled \$885,023.55. This is the amount paid for the paving project. The strip for Lake Waynoka Drive will be completed this spring.
- Balance of all allocated assessment accounts at the end of December was \$1,473,822.38.

Invested Funds

- Invested Reserves at the end of December totaled \$532,367.49.
Total cash on hand at the end of December was \$1,458,951.29.

LRPC Chair, Terry Borgman, will be introducing the 2025 Capital Budget today. Treasurer Lane noted that the Capital budget assessment dues were not increased this year.

Manager's Report (Mgr. Wilkin):

- **Weather Impact on Lake Draining:** As most are aware, the weather over the past month has posed significant challenges to our lake draining process. While we opened the valve as usual, allowing the lake to lower substantially, the rainfall we experienced throughout December has prevented the water level from reaching the ideal depth necessary for some of the dock work to proceed. With additional snow accumulation, we anticipate continued difficulty in further lowering the water levels, which may delay the scheduled dock work. Looking forward, we plan to keep the lake valve open until approximately February 15, 2025. During this time, we will continue to monitor the water levels and, once the valve is closed, allow the lake to fill back up for the upcoming Spring drain. On a positive note, we successfully turned off the lagoon valve on January 2, which has allowed the lagoon to begin refilling in preparation for the Spring drain. This is an important step as we look ahead to our Spring projects.
- **Maintenance Update:** Our maintenance team has been hard at work throughout December. They completed approximately 208 cubic yards of dredging in December, bringing the total dredged material for the final two months of the year to approximately 1,300 cubic yards. Additionally, the team was able to remove the end section of Pontiac Dock that has fallen into disrepair. In addition to their regular duties, our maintenance crew was also busy with snow removal this week. I want to take a moment to thank them once again for their dedication and hard work. Their commitment is truly appreciated, and we are fortunate to have such a reliable and efficient team. *Once agin, thank you for snow removal this morning before the meeting.*
- **Christmas Celebration:** On December 24, we celebrated Christmas with our staff and enjoyed a wonderful afternoon together. I would like to extend my thanks to Mr. Ronnie Devilbliss for providing the main course and

to Ms. Kay Bundy for her generous contribution of food. Everything was delicious, and the event was a wonderful opportunity for the team to connect and share in the holiday spirit.

- General Manager’s Meeting: The next scheduled meeting with the General Manager will be on January 27, 2025 at 4:00pm in the Lodge. The meeting will conclude promptly at 6:00pm due to other scheduled meetings. We encourage all who can participate to join us for this important discussion.
- Looking Ahead: As we move into 2025, I am excited about the many projects we have lined up. Several initiatives will begin shortly and continue throughout the year, and I look forward to the progress we will make together.
- Thank you to everyone for their ongoing hard work and commitment as we enter the new year. Here’s to a successful 2025!
- *Mgr. Wilkin gave the following updates: He and AJ have been hard at work on security access. We have the technology to swipe visitor driver licenses, so we have information in the event of wrongdoing/thefts. We have installed a license plate reader camera at both gates and are fine tuning the system. We are working on member guest pass alerts to notify you when someone uses your name to gain access. Trustee Klein thanked Mgr. Wilkin and AJ for exploring and implementing these security measures that have been discussed in the workshops.*

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

Calls for Service	36	Animal Complaints	9
Arrests	0	Livewell Checks	0
Reports	15	Fire Runs	1
Citations	4	Grinder Pumps	8
Warnings	11	Squad Calls	22
Security Checks	91		
Call for service breakdown of main access area, excluding parking lot area			
Campground	1	Rec Center	1
Lounge	0	Lodge	0
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	71.6	804.0	
1591	89.7	793.0	
2091	91.3	1,661.8	
RFID Front – 15,621		Front Guest Lane – 9,672	
RFID Rear Entry – 17,103		RFID Rear Exit – 20,301	

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	December	Year to Date
Residence	2	29
Dock/Boat Lift	5	31
Additions	1	5
Repair/Replace	0	23
Pool	0	3
Deck	0	7
Garage	0	10
Storage	0	25
Boat Cover	0	0
Carport	0	0
Fence	3	20

Misc	0	6
Totals:	11	159

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Election Inspectors/Nominating (Nan McHugh, L. Stover; Dawn McNees, Nominating Chairperson): None

Lake Advisory (Johnson/Marck): None

Long Range Planning Committee (Borgman/Raleigh): LRPC chair, Terry Borgman, shared some of the capital improvement projects planned for 2025. **Roads:** replacing culverts, Waynoka Drive line painting, crack repair, paving and/or chip seal more miles of roadways. **Lake/Dam:** shoreline replacement on WPOA properties, continuing Kiddie Corral sediment control project, dredging including dry dredging, dock repairs, dam valve repair, stocking fish, replacing Kiddie Corral dock and pavilion, Aqua Doc algae treatments, improving Pontiac docks and lighting, repair Squaw Valley docks. **Improvements:** replacing assets as needed, lodge truss repair, replace patrol car, Rec Center equipment repair/replace, Rec Center exterior repair, replace police body cams, replace lodge doors and windows, replace lodge furniture, lounge hvac replacement, replace gym flooring, replace water slide, replace pool pumps, build a maintenance equipment shelter, new bush hog, tractor with a cab, single axel dump truck. All areas are based on a 5-year plan and are fluid as needs arise. Terry thanked his committee: Pete Levermore, Nan McHugh, Dan Federico, David Wagner, Jim Engle and Michael LaPlante.

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

Campground Committee (Abbatiello/Eads/Klein): None

Community Suggestions: Vice President Eads reported that two community suggestions were received last month. One member asked if it would be possible to limit/restrict builders from buying property to build spec homes that sit empty until someone buys it. The Board has put in place several things to deter builders. They include no dues being forgiven when the property is sold at auction, elimination of slab homes and placing utilities underground. The other suggestion involved emergency lighting at the Rec Center. The Board is reviewing this request.

Unfinished Business: None

New Business:

- A variance was requested for lot #2865 for a standard 4' dock dig out. Raleigh made a motion and Marck seconded to approve the variance on the condition that the building committee's approval.
- Trustee Klein would like to implement Zoom for meetings so members can attend meetings virtually. President Taylor said that this has been explored and is a legal issue. We will discuss in further detail with our lake attorney and during the next workshop.
- Trustee Klein said the dock lottery is not a good process and would like to see it converted to a standard wait list. This will be discussed at the next workshop.
- Trustee Klein asked Mgr. Wilkin for an update about the condition of Poole-Kuntz Rd. due to the condition of the road and whether salt had been applied. Mgr. Wilkin is in the process of creating relationships with township trustees. He said the road has been plowed a few times and salt applied, however, the melted areas have turned to ice since there is barely any sunlight to keep it activated.
- The Bearcat emergency vehicle entrance off Martin-Alexander needs to be plowed. Mgr. Wilkin will see that it is completed.
- Trustee Klein asked about the creation of a Lake Waynoka app. Mgr. Wilkin has not had time to explore this because he has been addressing security concerns. He mentioned that the website is mobile friendly and they are continuing to enhance features.
- Trustee Klein reminded everyone that the Boater Safety course must be completed prior to registering your boat for the 2025 season. President Taylor asked Mgr. Wilkin to put a notice in the newsletter.

Motions & Resolutions: Motion #385 was made by Raleigh and seconded by Moore to accept the attached 2025 Capital Budget with \$852,000.00 in income and \$1,054,400.00 in expenses. This Capital Budget reflects the assessment amounts previously passed in Motions #338, 371 and 372 which set and continued the amounts of the assessments as follows: Road assessment = \$175.00; Lake and Dam assessment = \$135.00; Improvement assessment = \$135.00. The Capital Budget includes the following expenses: Roads improvement = \$319,000.00; Campground improvement = \$80,000.00;

Lake and Dam improvement = \$225,900.00; Improvement assessment = \$429,500.00. A roll call vote was taken and the motion passed unanimously.

Community Organizations: None

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Susan Kost – asked if security solutions are in search of a problem. Is there any evidence of a problem? Trustee Klein said that it is too easy for people to use the Brown County GIS and call in passes under someone's name. She also reported that a man with a restraining order was able to access the community and threaten his spouse and kids. She is trying to be proactive.
- Jim Hewes – thanked Nancee for her comments. He finds President Taylor's comments to be rude and disrespectful to members when they speak at the monthly meeting. When can we have constructive conversations? How do people get on a committee when they'd like to volunteer? He has noticed it's the same people on one or more committee(s). President Taylor said he was sorry that Mr. Hewes felt that way. The blue book states that the committee chair is appointed by the President and the chair is responsible for filling the committee. Trustee Klein added that she is the board liaison to the Rules & regulations committee and has never received communication about a meeting.
- Nancy Hewes – the Board has a lack of accountability. Raised questions are not being answered. She has been accused, fined and had to defend herself with witnesses just because of asking questions. Thank you to Trustee Klein and Mgr. Wilkin for your transparency and trying to change the culture. She hopes to see more changes in 2025.

Adjournment: The motion to adjourn was made by Raleigh and seconded by Lane. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 11:05am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary