

## WPOA Board of Trustees Saturday Meeting – 2/8/25

*\*\*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 10:00am 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, Taylor, Mgr. Wilkin  
Absent: Raleigh was excused.

**Minutes:** Lane made a motion and Eads seconded to approve the 1/11/25 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 asked Assistant Secretary Maybriar to read the Meeting Decorum policy into the minutes as follows: **Meeting Decorum Policy:** At the discretion of the WPOA Board of Trustees various Trustee meetings are open to member attendance. Member attendance at open meetings is always encouraged to foster an informed membership and when appropriate, to provide a forum for members to express concerns or suggestions. The Board's intent is to conduct all business meetings in an environment that preserves an atmosphere of dignity and respect to those who volunteer for the WPOA, who are employed by the WPOA and other meeting participants and attendees. Discussion during these meetings is expected to occur in an open and cordial manner. Member comments, questions or other constructive input are welcome as the meeting agenda or meeting chairperson may allow. In that the Board believes that respect and courtesy during all meetings is necessary for productive business discussions regardless if one is supporting, dissenting or providing feedback, any meeting attendee conduct inconsistent with a productive meeting environment may result in action by the presiding officer to restore order. Improper conduct includes but is not limited to; speaking out of order, personal attacks, name calling, rudeness, profanity or general disruptive behavior. Meetings of WPOA Board sanctioned standing or ad-hoc committees are considered closed meetings, restricted to committee members only, unless otherwise permitted by the committee chairperson. Additional Guidelines for Meeting Participants/Attendees Reports, presentations, discussions, debates and decision-making are the primary activities of the WPOA Board of Trustee meetings. These activities are fundamentally impersonal in nature. Any comments or feedback regarding these activities should be addressed to the presiding officer of the meeting or to the individual leading the discussion. A motion or other action of the WPOA Board – its nature and consequences – may be opposed vigorously, but it is never permissible to attack the motives, character or personality of an individual, either directly or indirectly. It is the action that is the subject of any discussion. Discussion over any action of the WPOA Board should not take place until the presiding officer opens the floor to such discussion. Comments, feedback and opinions should be stated as concisely as possible. A speech is made not for the pleasure of the speaker or for the entertainment of others, but to assist the Trustees in conducting the business of the WPOA. Chairperson's Actions in Meetings To ensure that the working environment in all WPOA Board meetings meets the standards described above, the presiding officer over these meetings has the authority to: • Authorize or limit member attendance at meetings. • Limit the time spent on meeting subjects due to time constraints and/or the inappropriateness of the subject. • Warn persons engaged in personal attacks, rudeness, disruptiveness, inappropriate subjects or disruptive conduct that their behavior will not be tolerated and deny their right to the floor. • Eject persons from a meeting when their behavior, as defined above, continues even after a warning from the presiding officer. • Levy Class 1 fine(s) as defined in the WPOA Rules & Regulations. • Apply further sanctions for personal bad behavior by refusing to allow that person to attend/participate in future WPOA Board meetings. (Motion # 318, January 11, 2020).

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

Operating Funds

- January total operating income was \$105,549.27.
- January total operating expenses were \$224,756.08 with no unexpected expenses.
- Operating fund balance at the end of January was \$225,944.92.
- Operating income for the year at the end of January was \$105,549.27. That is 3% of the plan for 2024. Expected income at the end of January was 6% so 3% under budget.

- Operating expense for the year at the end of January was \$224,756.08. That is 7% of the plan for 2024. Expected expense at the end of January was 7% so right on budget.

#### Allocated Assessment Funds

- Income for allocated operating assessments in January was \$7,299.75.
- Assessment account expenditures in January totaled \$0.00.
- Balance of all allocated assessment accounts at the end of January was \$584,255.82.

#### Invested Funds

- Invested Reserves at the end of January totaled \$532,366.49.

Total cash on hand at the end of January was \$1,342,567.23.

*Treasurer Lane reminded everyone that a 3% convenience fee will be applied to payments made with a credit card. You may always pay with cash, check and/or money order to avoid this fee.*

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

- Security & Driver's License Scanning – Security remains a key focus for the well-being of our community. To enhance safety and ensure that only authorized individuals enter, we have introduced driver's license scanning at the front gate. This step will help offer an additional layer of protection for both residents and visitors. We thank you for your cooperation as we continue to prioritize security and maintain a peaceful environment for all. The only data extracted from your driver's license during the entry process is your name, driver's license number and state, as displayed on the front of the license. This data is not stored at the guard shack but is instead subjected to robust encryption protocols and securely stored within our centralized server database. The encryption process we use is on par with the industry-standard encryption techniques employed to safeguard sensitive financial data, including credit card transactions, ensuring the highest level of security for all personal information. To reinforce our commitment to data protection, Lake Waynoka has proactively invested in Cyber Security Insurance. To qualify for this comprehensive coverage, our IT practices underwent a meticulous audit conducted by the insurance provider. The audit meticulously examined our security measures, evaluating if whether we adhere to best practices and IT procedures that are crucial to securing and safeguarding personal data. This multi-layered approach to security demonstrates our unwavering dedication to maintaining the confidentiality, integrity and availability of all data associated with our community.
- Back Gate Destruction – The back gate has been a persistent issue since the beginning of this year, and we want to address the situation with the seriousness it warrants. The initial problem involved freezing gates, which we promptly addressed by consulting with the manufacturer and installer. Their recommendation was to install supplementary heaters with the gate housing, a solution that successfully resolved the freezing issue. However, the situation has escalated. The next issue involved an individual driving around the gate arms at the back gate. After identifying the culprit, we are now taking proactive measures by installing a new fence at the back gate to prevent any further attempts to bypass the system. Most recently, an individual severely damaged the gate arm, resulting in over \$6,000 in repairs. We are currently, waiting for the necessary parts to fix the damage and restore the gate to full operation. We will hold individuals fully accountable for any damage they cause to the gates. If you collide with or destroy a gate arm, you will be financially responsible for its replacement. This is not a matter of inconvenience-it's a matter of protecting the integrity and security of our community.
- Gate Valve Adjustment – Due to the recent rainfall and snowmelt, we have made a necessary adjustment to the gate valve, opening it to ¾. While we are still preparing to close the gate valve completely on February 15, we will continue to monitor the situation closely.
- Regular GM Meetings – To foster better communication and keep the community engaged, we will be holding monthly General Manager Meetings on the first Monday of each month at 4pm in the Lodge. These meetings will offer a chance for residents to raise concerns, share updates, and discuss ongoing projects. We strongly encourage everyone to attend and actively participate.
- Transparency and Communication – We are fully committed to maintaining transparency and open communication with all members of the community. While we strive to respond to every inquiry, the high volume of calls can sometimes make it challenging. Please know that we are dedicated to addressing your concerns as efficiently as possible, and we greatly appreciate your patience and understanding.

- Addressing Rumors – Rumors possess the potential to create unnecessary division and detract from the positive, collaborative atmosphere we strive to foster within our community. We strongly encourage residents to seek factual information directly from us rather than engaging in unverified speculation. By promoting transparent and truthful communication, we can collaboratively work toward a more informed, cohesive, and harmonious environment. Regarding the petition to halt the installation of streetlights, which was circulated on social media, it is important to clarify that this was a baseless rumor. No discussions or plans have been made to install streetlights, and the emotions stirred by this misinformation were entirely unwarranted. We urge everyone to rely on official channels for accurate updates and avoid the spread of unverified claims that can undermine our community’s unity.
- 3% Convenience Fee on Payments – As everyone was made aware through the budget process and discussions, a 3% convenience fee will be applied to all payments made via credit card. This fee helps us to offset processing costs. We kindly ask that residents plan accordingly when making payments.
- Squaw Valley Work Underway – We are pleased to announce that the work at Squaw Valley is now in progress. The project involves: demolition of outdated docks, dredging the channel for improved water access, removal of dead trees and debris, opening the canopy to allow for smoother boat passage. These upgrades will improve both the accessibility and safety of the area. We appreciate your understanding and patience as we work to complete these important improvements.
- Thank you for your ongoing support as we continue to improve our community. If you have any questions, please do not hesitate to reach out or attend our monthly GM meetings.
- *Trustee Klein asked Mgr. Wilkin to explain the banned list. The Chief of Police monitors requests to put individuals on the banned list and information can only be retrieved by him. When drivers’ licenses are scanned, it will show a red or green box. Those in red will be asked to leave the premises. The Board is discussing open gate events. All green cards will now be scanned to prevent members that have moved or are not in good standing from entering the community. The software does not communicate with the Brown County Sheriff’s Office.*

**Lake Waynoka Police & Security Report for January 2025 (Chief Callahan):**

Calls for Service	28	Animal Complaints	7
Arrests	0	Livewell Checks	0
Reports	17	Fire Runs	0
Citations	2	Grinder Pumps	4
Warnings	7	Squad Calls	14
Security Checks	93		

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

Campground	0	Rec Center	1
Lounge	0	Lodge	0

**Vehicle Information**

Vehicle	Fuel (gallons)	Miles Driven
1391	41.9	541.0
1591	96.3	1,102
2091	119.5	1,688.3
RFID Front – 9,773		Front Guest Lane – 7,175
RFID Rear Entry – 11,284		RFID Rear Exit – 15,532

**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	January	Year to Date
Residence	8	8
Dock/Boat Lift	6	6
Additions	0	0
Repair/Replace	0	0
Pool	0	0
Deck	0	0
Garage	1	1
Storage	0	0
Boat Cover	1	1
Carport	0	0
Fence	0	0
Misc	0	0
<b>Totals:</b>	<b>16</b>	<b>16</b>

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

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

**Long Range Planning Committee** (Borgman/Raleigh): Terry Borgman said there are seven members on the committee and they work at the discretion of the Board to plan maintaining and replacing capital improvements for the coming years. Please review the annual report on the Lake Waynoka website under documents.

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

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

**Community Suggestions** (Eads): The Board is gathering information and looking at budgeting for installing solar lighting at recreation areas and street flags for Veterans. We are unable to restrict spec homes at this time. Trustee Klein asked for an update about the creation of a safety committee. Vice President Eads said this is on hold for now. We have an OSHA trained employee and are creating a job description for reporting safety issues.

**Unfinished Business:** Trustee Klein provided an update about the dock lottery. It is too late to change it for this season, however, the Board will be working on alternatives for 2026. Mgr. Wilkin and AJ are exploring options for a mass text alert in the event of an emergency. Vice President Eads encouraged everyone to sign up for the email blast if you would like to receive notification. This is available online at lakewaynoka.com. President Taylor noted that Mgr. Wilkin has been here a very short time and has a long list of projects so please be patient.

**New Business:** Lot #3274 requested a variance for a dock replacement with a 4' digout. Marck made a motion and Moore seconded to approve the request. A yea/nay vote was taken and the motion passed unanimously.

**Motions & Resolutions:** None

**Community Organizations:**

- Civic Club, Dave Adler - we have Lake Waynoka apparel for sale. The club is currently in hiatus. Meetings will resume on the fourth Monday of March at 7pm in the Lodge. Please consider joining. Bingo resumes the 2<sup>nd</sup> and 4<sup>th</sup> Saturday of the month in the Lodge. Doors open 6pm and begins at 7pm.
- Art Club, Joanne Edwards – Uncorked on Canvas March 15<sup>th</sup>. Limited to 30. Please reserve your ticket.

**Board Comments and Concerns:** None

**Membership Compliments and Concerns:**

- Tom Beresford – appreciates the open discussions and communication from the Board during the monthly meeting and feels this brings cohesiveness to members. He would like to see this carried over to the monthly workshops.
- Ronald Jones – we need to respect each other and recognize the times facilities are open for all members to enjoy. Mgr. Wilkin spoke with the pickleball club and asked them to stay within their times. The gym is for everyone to use.
- Doris Kitchen – The Rules & Regulations committee should explore ways to slow down spec homes from being built (20 empty homes with no owner) and prohibit Air BNBS. New members should be required to sign a form stating a Rules & Regulations understanding. Trustee Klein stated that she has not been contacted to attend a R&R committee meeting. Ms. Kitchen stated her desire to participate on the Rules & Regulation Committee again.

- Dave Adler – He complimented Mgr. Wilkin on implementing the monthly meeting with the manager for those folks who cannot attend the Saturday meeting. He asked for follow up on \$6,000 back gate damage caused by a member. Mgr. Wilkin said members are responsible to pay for all damage they cause.
- Nancy Hewes – wants all meetings recorded and broadcast on Zoom for transparency. Members have been asking for it the past few years. She would like updates from Board about issues brought by members...air bnb, spec homes, short term rentals, ect. The Board has a fiduciary responsibility to members. Vice President Eads reported that the Board has been implementing many motions to discourage spec homes, such as, increased building fees, underground utilities, no slab homes, no forgiving past dues/fees. President Taylor said the CODE has been voted down the past three times. Trustee Klein said that she has been advocating for recorded meetings, digital communication, and more follow-ups to members about their concerns. The CODE has many outdated rules that need to be brought into the 21<sup>st</sup> century. For example, a PO box is required for the WPOA and there is nothing about digital communication. The R&R should start by establishing and building trust within the community and try to pass smaller updates and revisions first. She hopes that they can begin work once the new Trustees are installed.
- Jim Hewes – there have been many major violations from 2015 through the current time. A property owner violated building/zoning rules by sand expansion onto WPOA property and adding drainage tiles on WPOA property.
- Jim Pettigrew – why are we not forgiving past dues/fees? This makes it nearly impossible for residents to purchase lots near there home. Can we make an exception for members? Vice President Eads said a this was implemented to discourage companies from buying the lots and building homes. Treasurer Lane said we cannot set rules for one group and not the other. We have 399 lots with no known owners. We are working with our Attorney and the County Auditor to place these lots at auction. Unfortunately, the process is very slow.
- William Bloom – likes that we are being proactive with security. How long has aforementioned member been using lake property as their own? Did they give sand back? Would like to see Zoom meetings.
- Steve Meese – The Board member has never moved sand from the beach area. He placed the drainage tiles because his property was being eroded. Why is this a problem if the area was made better?
- Pete Levermore – echoes Mr. Meeses’ statement.
- Paul ? – we should have boat owners sign a form stating they are responsible for others driving their boat to get a decal instead of mandating a boat safety certificate.

**Adjournment:** The motion to adjourn was made by Lane and seconded by Eads. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 11:29am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary