

WPOA Board of Trustees Meeting

2/9/2019

***Anyone who would like to receive an e-mail blast of the report summaries, on the Friday prior to the meetings, needs to submit their e-mail address to the Office staff. **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 Monday 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 Prescilla Redick called the meeting to order at 10am.

Trustee Yanonne led those present in the Lord's Prayer. President Redick asked for a moment of silence for Clermont County Detective Bill Brewer, who was tragically killed in a SWAT standoff, and our own WPOA member Lt. Nick DeRose who was injured in the standoff. She asked that we keep the Officers and their families in our prayers. After the moment of silence, members recited the Pledge of Allegiance.

Roll Call: Present: Buckley, Crank, Ellis, Kitchen, Koch, Redick, Robinson, Yannone
Absent: Johnson (ex.) and Mgr. Cahall (ex.)

Minutes:

- Trustee Kitchen noted an error in the 1/12/19 minutes. A BYOB motion for a February birthday party should state the Lodge instead of the Lounge. Koch made a motion and Crank seconded to approve the 1/12/19 minutes as amended. A yea/nay vote was taken and the motion passed unanimously.
- Trustee Kitchen asked when the minutes to the 2/1/19 Special Meeting would be shared with the Board. Asst. Secretary Maybriar stated that she will be sending emailing them with the 2/9/19 WPOA Meeting minutes this week.

President's Report (Prescilla Redick): None

Treasurer's Report (Steve Johnson):

Operating funds

- The total operating income for the month of January was \$95,000.00 from normal operations.
- The total operating expense for the month of January was \$153,000.00 with no unexpected expenses.
- The operating fund balance at the end of January was \$254,828.34.
- The operating income for the year at the end of January as \$95,000.00 and that is 4% of the plan for 2019. The expected income at the end of January was 6% so the WPOA is 2% under budget.
- The operating expense for the year at the end of January was \$153,000.00 and that is 7% of the plan for 2019. The expected expense was 8% so 1% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in January was \$17,000.00.
- Assessment account expenditures in January totaled \$0.00.
- The balance of all allocated assessment accounts at the end of January was \$237,632.12.

Invested Funds

- Invested reserves at the end of January totaled \$472.79.
- ❖ Total cash on hand at the end of January was \$917,933.25.

Manager's Report (Paul Cahall):

- Annual billing has been sent out. After the bill for 2019 has been paid, you will be able to renew all of your guest cards and car stickers for this year.
- The Administrative Office will return to in-season hours after March 1st. We will be open Monday through Friday 8:00 am to 4:00 pm and Saturday 8:00 am till noon.

- The blower motor in the Dextron system in the Recreation Center Pool area is broken and on order. The contractor will make the repair as soon as the motor arrives.
- The Campground is closed. If you wish to dry camp anytime this winter, check the current rules and regulations volume one for requirements and limitations.
- The valve on the dam is open and will remain open until we manage to bring the lake down enough to limit ice damage or it is time to start bringing the lake back up.
- Bryer Cable provided us a map of their progress with expected availability dates. If you would like to check your location, the map is available at the administration building, the information board in the lodge, and has been posted on our Facebook page. They will leave a flyer at the houses that have it available as they complete areas. Contact them for any updates and questions.
- Maintenance completed the stripping and re-waxing of the Lounge and replacing some of the lighting. They are also working on the campground bathrooms, cleaning brush, and pot hole repair weather permitting.

Security Report for January 2019 (Chief Wallace):

Calls for Service 41
 Animal Complaints 6
 Arrests 3
 Dog 5
 Reports 6
 Other (Beaver/Fowl) 1
 Citations 3
 Grinder Pumps 10
 Warnings 5
 Squad Calls 6
 Security Checks 701
 Fire Runs 0
Gate Counts RFID Front- 11,644
 Front Security Lane- 6,121
 RFID Rear Entry- Not functioning
 RFID Rear Exit- 14,139
Vehicle Information
 Vehicle 1191 Fuel- 49.9 gallons Miles Driven- 841
 Vehicle 1591 Fuel- 107.3 gallons Miles Driven- 1718

Other News from Security

During the month of January, the Lake Waynoka Police Department arrested 2 individuals for domestic violence and another individual was issued a summons for disorderly conduct.

Other Committee Reports:

Building (Pete Levermore):

There were no variances for this month. The year started with two new residence permits being received among the five total permits.

2019 Building Permit Status

Permit	January	Year to Date
Residence	2	2
Dock/Boat Lift	0	0
Additions	1	1
Repair/Replace	1	1
Pool	0	0
Deck	0	0
Garage	0	0
Storage	1	1
Boat Cover	0	0
Carport	0	0
Fence	0	0
Totals:	5	5

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Anna Clark, Chairperson): No report

Lake Advisory (Mike LaPlante):

➤ The Lake Advisory Committee presented 11 CRT Recommendations on Boating Safety and Shoreline Protection to the WPOA Trustees at the 7 January 2019 workshop. We asked the WPOA Trustees to review the recommendations and try to have a decision made by the 4 March 2019 WPOA workshop. We understand that the WPOA Trustees have reviewed the CRT Recommendation on Friday, 1 February and are putting together a formal response for our CRT and Lake Advisory Committee. When we get the WPOA Board response, we will send it to the CRT and Lake Advisory Committee for review and comment.

➤ Our committee still has a limited number of swimmer safe fish habitats for sale. These habitats are meant to be placed under docks to provide food and a safe place for the small fish to survive and grow. We are selling these habitats for \$25 each, or you can purchase them at the below website. We will also have these habitats for sale at Waynoka Days in July. <https://www.fishiding.com/swimmer-soft-shallow-water-lake-waynoka-fish-habitat-4-pack/>

Long Range Planning Committee (Judy Yanonne/Dave Patton):

➤ We are continuing to fine tune our Emergency Action Plan. This is a document that looks at the process if any emergency occur. It guides those in charge a step by step process.

➤ We are starting to update the annual 5 year forecast which will link to the reserve assessment.

➤ The improvement projects are still on the table. Investigation of cost and how to fund will be a priority next month.

➤ *The office will be sending an email to WPOA members on behalf of the Long Range Planning Committee. The committee is testing receiving feedback via Survey Monkey. If would like to be included in the mass email or check to make sure your email is included, please contact the Lake Waynoka office.*

Rules and Regulations (John Buskey): There was no committee activity this month. The Chair is consulting with the Zoning/Building Committee on potential amendments to the Zoning/Building Code.

Unfinished Business:

- Chief Wallace submitted recommendations concerning the use of UTVs to the Board for their review.
- Trustee Kitchen requested an update concerning the hydraulic dredging project scheduled to begin in March. President Redick responded that Mgr. Cahall had received another bid that was significantly higher before he left for vacation. Mgr. Cahall will update the Board with the status of this project when he returns.
- Trustee Kitchen expressed her concerns about WPOA billing and collections. She stated that roughly 2,000 yearly due statements were sent out to members vs. 1,530 ballots sent to members in good standing during the most recent election noting that this is a huge loss of revenue. Election Committee member Dave Patton explained that there are many variables that may take a member out of good standing. It could be a late water bill, nonpayment of a fine or camping fees, ect. It is not necessarily a failure to pay yearly dues. Also, some lots are owned by the WPOA and/or State. President Redick asked that this be added to the March Workshop agenda so Mgr. Cahall can address the protocols currently in place concerning collections.

New Business:

- President Redick shared that the Lodge is rented for exclusive use on Friday, March 15th. Any club/group activities that normally use the Lodge on Friday evenings will need to use the other rooms at the Lodge on this date.
- A new club, the WD50s which is version of the Red Hat Club, asked the Board for recognition. (*See Motions & Resolutions below*). President Redick shared that the WPOA only recognizes clubs and does not sanction any group/club.
- Terry Borgman addressed the membership about the Emergency Action Plan (EAP) that the Long Range Planning Committee is developing. A process is being developed to coordinate personnel, outside government agencies and contractors with solutions to any Lake Waynoka emergency in an effective, timely and cost efficient manner. The goal is to expedite decisions needed during an emergency to return the affected facilities to their former operating condition. More information will be shared in the coming months.
- President Redick shared that donations to the Bill Brewer Memorial Fund can be made at any Park National Bank. You can also mail donations to the Park National Bank located at 1187 Ohio Pike. All monies collected will be used to support Detective Brewer's young son.
- Trustee Crank spoke with Lt. Nick DeRose. He is recovering physically and appreciates all of the prayers and well wishes from Lake Waynoka residents.

Motions and Resolutions:

- The WaterSports Club requested BYOBs for the March 9th annual meeting, October 12th Oktoberfest Celebration, December 24th Misfits Christmas, and December 31st New Year's Eve Celebration all at the Lodge. A BYOB was requested for a March 15th surprise birthday event at the Lodge. A BYOB was requested for the WPOA Annual meeting at the Rec Center. Buckley made the motion and Koch seconded to approve the BYOB requests. A yea/nay vote was taken and the motion passed unanimously.
- The Shawnee Women's Club requested a BYOB for the Annual Spaghetti Dinner. Robinson made the motion and Yanonne seconded to approve the request. A yea/nay vote was taken and the motion passed unanimously.
- Yanonne made a motion and Buckley seconded to recognize the WD50's as a club. A yea/nay vote was taken and the motion passed unanimously.

Community Organizations:

Art Club (Joanne Edwards):

- Uncorked on Canvas tickets are on sale for \$25. It will be March 23rd at 6pm. Please contact Joanne Edwards at 513-582-8489 for reservations.
- Free 12x12 canvas panels are available at the Rec Center for the Life at the Lake wall quilt to be assembled in the Conference Center. Everyone is invited to create their inspirations in any medium desired. More information is available on Facebook and at the Rec Center.
- The Beach House mural was one of 40 out of 160 entries selected for participation in the Rain Barrel project by the Hamilton County Soil and Water Conservation District. The finished barrel will be on display April 1- 25 at the Cincinnati Zoo with an online auction from April 15-25. The club is excited to share the lake mural with all of Cincinnati.

Campground (Ken Crank): Ken spoke with Bryer Cable concerning internet/cable pricing for the campground area. They will be looking at providing alternative pricing tiers for campers that only need weekend/limited access. More information to follow as it becomes available.

Chapel (Valerie Bullock): Services are on Sunday beginning at 10am. Everyone is invited to attend.

Civic Club (Ginny Tatman): The club is on hiatus but the first meeting of the year will be March 26th at 7pm in the Lodge. Lake Waynoka will be celebrating its 50th anniversary in 2020. The club is looking for special logo ideas.

Lake (Prescilla Redick): (Prescilla Redick): Fishing tournaments begin in April.

Shawnee Women's Club (Valerie Bullock): The annual Spaghetti Dinner will be March 13th at 6pm in the Rec Center. Tickets are \$12 for adults and \$8 for children under 12. Take out containers will be available for those who wish to place an order. Ms. Bullock also announced that the monthly Potluck Dinners at the Lodge are open to everyone in the community. It is not affiliated with any club or organization. It is an opportunity to meet your neighbors, strengthen relationships and build cohesiveness within the community.

WaterSports Club (Pat Raleigh): The annual officer election will be held in March. The club hopes to host another Trivia Night with the Sardinia library in April. More information to follow.

Board Concerns: None

Membership Compliments and Concerns:

- Margi Borgman – If you switch cable/internet from Frontier, be sure to cancel as close as possible to the end of the billing cycle so you won't be charged an extra month.
- Charles Porter (Lot# 2047): Concerned about record keeping/billing/profit/loss statement inconsistencies. President Redick responded that an auditor from the State reviews our books every year and there have been no issues reported. She suggested that if he has a specific instance to put it in writing and send to Mgr. Cahall. Mr. Porter believes there are many set back violations of homes and docks and there is selective enforcement. Variances that have been issued in the past remain in effect until such time that the home is no longer intact. All members, including the Board, are subject to the Rules and Regulations set forth. President Redick stated that property owner's information is confidential.
- Ginny Tatman (Lot#2635): Be sure to check your insurance policy concerning flooding to make sure you are covered and what guidelines are to be followed for coverage.
- Steve VonWahlde (Lot# 4011): Believes the Initiation Committee and Concerned Resolution Team proposals should be addressed at the monthly Board meetings instead of Special Board meetings in the name of transparency.
- Mike Woods (Lot# 272): Asked about the profit/loss of the restaurant and lounge and if they should remain open based on those figures. Trustee Buckley replied that they are amenities regardless of profit/loss margins and people use them. Mr. Woods questioned recent credit card charges and the cost for security coverage. President Redick stated that Mgr. Cahall can address his concerns when he returns. He wanted to know if the Lake was being investigated by the State to which President Redick replied that the State has not contacted anyone about an investigation.
- John Buskey (Lot# 1784): Gave away two free tickets to the Cincinnati Auto Show.
- Phil Cady (Lot# 3879): Asked who does day to day accounting and how often the books are looked at by accountants. President Redick directed him to get with Mgr. Cahall to answer his questions and look at the books. Mr. Cady also expressed his concern about the rear gate being frozen during the recent sub-zero weather and only one security personnel on duty. It was determined that Chief Wallace has a master key to unlock the gate. He arrived in a timely fashion and raised the gate. Trustee Kitchen suggested that some of the RFID fees be used to keep the gates functional especially during inclement weather and for emergencies.
- Valerie Bullock (Lot#2304): The amenities are here for everyone whether you use it or not. We should not focus on profit/loss issues.
- Ginny Tatman (Lot # 2635): Asked if the RFID monies go to a special fund for maintenance of the gates. She also questioned why security has been parked in the circle at the back gate instead of patrolling the lake. Officer Lengefeld responded that there have been several instances of drug trafficking in that area hence the increased Officer presence.
- Vern Taylor (Lot# 3186): There are several new members at the meeting and does not want them to get discouraged about the negativity of today's meeting. He would like them to know that there are many positives at the lake. He said the RFID system is far superior than the old system which broke down frequently.

Adjournment: The motion to adjourn was made by Koch and seconded by Ellis. The motion passed unanimously and the meeting was adjourned at 11:13am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary