

Waynoka Property Owners Association Board of Trustees Meeting
Saturday, March 9th, 2019

President Prescilla Redick called the meeting to order at 10am.

Trustee Yanonne led those present in the Lord's Prayer followed by the Pledge of Allegiance.

President Redick introduced Brown County Common Pleas Court Judge Scott Gusweiler to speak to the WPOA members. Judge Gusweiler reported that roughly 80-85% of the cases coming through his court are drug related in some way. He believes the number can be curbed by implementing drug prevention techniques (40 Developmental Assets Programs) in the schools and libraries by teaching children how to cope with life's challenges, how to succeed, and how to not repeat learned behaviors that they may see in their own environment by either parents and/or friends. With this being said, one of his staff has started counseling sessions called Kindred Kare for loved ones who have lost someone to drugs or have someone in their family addicted to drugs. It is a place to come talk openly about drugs and their impact without fear of retribution. Topics include teaching coping skills, setting boundaries, ect. The group meets the first Monday of the month at the Georgetown Church of Christ from 5-6:30pm. If you or someone you know needs help, please encourage them to attend.

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

Minutes: Crank made a motion and Buckley seconded to approve the 2/9/19 minutes as printed in the newsletter. Trustee Kitchen asked if the Asst. Recording Secretary sent the minutes to President Redick and Mgr. Cahall for editing before being sent to the Trustees. President Redick and Mgr. Cahall stated that it is not their job to add or take away anything from the minutes but to make sure everything is included and that there are no typos. A yea/nay vote was taken and the motion passed with 5 yeas and 2 nays (Robinson and Kitchen).

President's Report (Prescilla Redick): None

Treasurer's Report (Steve Johnson):

Operating funds

- The total operating income for the month of February was \$262,000.00 from normal operations.
- The total operating expense for the month of February was \$127,000.00 with no unexpected expenses.
- The operating fund balance at the end of February was \$382,828.80.
- The operating income for the year at the end of February as \$357,000.00 and that is 17% of the plan for 2019. The expected income at the end of February was 16% so the WPOA is 1% over budget.
- The operating expense for the year at the end of February was \$289,000.00 and that is 14% of the plan for 2019. The expected expense was 14% so we are right on budget.

Allocated Assessment Funds

- The income for allocated operating assessments in February was \$91,000.00.
- Assessment account expenditures in February totaled \$17,000.00. This included \$8,000.00 for pool furniture, \$5,000.00 fish stocking, and \$4,000.00 bathroom updates in the campground.
- The balance of all allocated assessment accounts at the end of February was \$310,778.37.

Invested Funds

- Invested reserves at the end of February totaled \$421,582.07.

❖ Total cash on hand at the end of February was \$1,115,189.24.

Manager's Report (Paul Cahall):

- After your membership fees for 2019 have been paid, you will be able to renew all your guest cards, car, boat, and golf cart stickers for the year.
- The administrative office has returned to "in season" hours. We are open Monday through Friday 8:00 am to 4:00 pm and Saturday 8:00 am till noon.
- The Lake bottom survey by the hydraulic dredging company has been completed. We should be finalizing the contract in the coming weeks.
- We continue to work with an architect and engineering team to solve the moisture issues inside the Recreation Center. I hope to have their recommendations ready for board review next month.
- We have put down over 6 tons of pothole patching this last month on the few days the weather has allowed it. We will be reviewing all roads in late March and early April to determine how to best use this year's budget on road work.
- Maintenance continues to work on the bathroom updates in the campground to have them ready for use when the campground opens for business.
- *The hydraulic dredging contract has been finalized and the company completed core samples last week. Mgr. Cahall explained that some dirt will be available for free if you get it yourself and there will be the availability to have dirt delivered to your home with the cost depending on the amount that you need. More details will be available at a later date since the dirt has to sit for several weeks to dry out.*

Security Report for February 2019 (Chief Wallace):

Calls for Service	33	Animal Complaints	4
Arrests	3	Dog	3
Reports	5	Other (Beaver/Fowl)	1
Citations	1	Grinder Pumps	15
Warnings	4	Squad Calls	4
Security Checks	550	Fire Runs	1

Gate Counts

RFID Front- 10,468	Front Security Lane- 6,001
RFID Rear Entry- Not functioning	RFID Rear Exit- 13,754

Vehicle Information

Vehicle 1191	Fuel- 31.7 gallons	Miles Driven- 415
Vehicle 1591	Fuel- 106.2 gallons	Miles Driven- 1816

Other News from Security

- During the month of February, The Lake Waynoka Police Department arrested 1 individual for felony domestic violence another individual was charged with misdemeanor domestic violence and resisting arrest and a case was filed in municipal court for summons issuance.
- The police department sent representatives to the funeral of Clermont County Deputy Bill Brewer. Donations for his family are still being accepted at any time at any Park National Bank.
- Bob Millisor has been hired as part-time gate guard within the Security Department. Please welcome him to our team.
- We are still looking for 2-part time gate guards and 1-part-time marine patrol security officer, Person(s) interested in the positions need to complete and submit an application.
- New monitors have been installed in the security office. This improvement now enables us to have a dedicated monitor for all the back-gate cameras.

Other Committee Reports:

Building (Pete Levermore): One variance requested this month. One new residence permit this month out of a total of 5 permits received. *Variance: A WPOA member, Lot #1056 & 1057, requested permission to add a 12' x 16' storage building. They currently have a 8' x 10' storage building and a house with an attached garage. Trustee Robinson made a motion and Trustee Yanonne seconded to approve the variance. A roll call vote was taken and the motion was defeated unanimously.*

2019 Building Permit Status

Permit	January	Year to Date
Residence	1	3
Dock/Boat Lift	0	0
Additions	0	1
Repair/Replace	0	1
Pool	0	0
Deck	0	0
Garage	2	2
Storage	2	3
Boat Cover	0	0
Carport	0	0
Fence	0	0
Totals:	5	10

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

Lake Advisory (Mike LaPlante):

- The WPOA Trustees have reviewed the 11 CRT Recommendations on Boating Safety and Shoreline Protection and provided responses. Main thrust of the response was to increase Marine Patrol hours to 500 a season and enforce existing rules and regulations. Some of the recommendations remain to be worked. The CRT and the Lake Advisory Committee will continue to work these issues in support of the WPOA Trustees. I will be sending the WPOA Trustees responses to the CRT and Lake Advisory Committee members in a couple of days.
- 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/>

- Lake Stocking was accomplished in February with the vendor adding 430 pounds of flathead minnows, 700 channel catfish, and 1,000 walleye. We are looking at adding more minnows and bass this fall.
- Spring is around the corner, so they say, and our boating season starts 1 April. It would be a good time to check your docks electrical outlets and connections for proper installation and function. Test those GFCIs (Ground Fault Circuit Interrupter) for proper function. It's better to take precautions versus than call 911.
- *President Redick thanked the CRT for their work and stated that the recommendations will be discussed throughout the year.*

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

- Continue to work on the 5 year plan, fine tuning the RA plan with Paul.
- Survey monkey is in final draft, watch your email for it in the next week. We will be working with Paul to continue with improvements including locations and cost.
- *An update to the Emergency Action Process (EAP) was delivered by Terry Borgman. The EPA committee's vision is to provide a comprehensive written plan for the WPOA Board to follow in the event of an emergency. The purpose is to be prepared, provide guidance, to understand decisions, to define actions, and to provide information so the next group can take actions as needed. Three action groups were identified which serve Lake Waynoka: the WPOA Board, engineering/technical services such as insurance, legal, ect., and external agencies such as ODNR, Brown County EMA, ect.*

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

Unfinished Business: Motion #301 (*see below under Motions & Resolutions*) concerning the use of UTVs within Lake Waynoka was brought before Board for discussion and a vote. Discussion included the definition of a UTV according to the Ohio Revised Code by Chief Wallace, the speed at which UTVs travel, if they can be considered off road vehicles, the issue of trespassing if a UTV is observed without permission on your property, the exclusion of certain types of UTVs (which cannot be done), grandfathering of ones already within the community, driver's license needed to operate, discussion about this topic since July of 2018 and most recently within the last few months, lack of written motion distributed to Board members for review before the vote, tabling the vote until more discussion is heard, UTV owners following all applicable laws/speed limits within Lake Waynoka, speedometers on UTVs, license plates and registration, downloading a speedometer app on your smart phone.

New Business:

- The Annual WPOA will be held April 20th at the Rec Center. Reservations for an owner and guest must be made by calling the Lake Office at 937-446-3232 before April 15th at 4pm. Doors open at 5:30 with dinner from 6-7 followed by the WRWSD and WPOA meetings. The event is BYOB.
- Re/Max Realty will be hosting and People's Bank will be co-hosting the Brown County Chamber of Commerce's monthly meeting at the Lodge on July 18th at 1pm. It is a privilege to be chosen to host the event and an opportunity to show off Lake Waynoka. If you would to volunteer please contact Doris Kitchen. Everyone is invited to attend.
- Trustee Crank spoke about a course he will be teaching to the security staff and lifeguards. It is called Stop the Bleed and provides training to control bleeding in the event of a life threatening emergency until paramedics can arrive at the scene. The kits will cost \$35 and be placed at strategic locations around the lake. If any individuals or clubs are interested in donating money for their purchase, please contact Mgr. Cahall at the Lake Waynoka office.
- John Manning from the Russellville Fire Department addressed the group thanking them for their support and announcing that there will be a pork chop dinner on April 13th at 5pm. Dinner will be followed by a Euchre tournament. The event will be held at the Main Street Fire Station in Russellville. It's that time of year to check your smoke alarms, fire extinguishers, and have an exit plan out of your home. With boating season approaching, he asked that everyone be safe on the water and have the appropriate number of life preservers in the event of an emergency.
- We will be advertising Lake Waynoka in the Birthplace magazine.

Motions and Resolutions:

- A BYOB was requested by the WaterSports club for Trivia Night on March 29th at the Lodge. Yanonne made the motion and Buckley seconded to approve the request. A yea/nay vote was taken and the motion passed unanimously.
- Motion #302 was made by Crank and seconded by Robinson to authorize the use of UTVs (Utility Task Vehicle/Utility Terrain Vehicle) also known as Under Speed Vehicles (USVs) as defined in the Ohio Revised Code on the roadways and other property of the Waynoka Property Owner's Association (WPOA) located within the confines of the Lake Waynoka Subdivision, effective 04/01/2019. Using the Ohio Revised Code as a guide, UTVs operated on WPOA roadways and property will be required to meet liability, operation and equipment requirements identified in the UTV checklist attached as part of this motion and must purchase and display an annual decal indicating the above requirements have been met. Fees to be established annually by the WPOA Board of Trustees. All UTVs must be street legal, inspected by a police officer, must be registered at the security office, must display current WPOA registration sticker (same fee structure as golf carts), are subject to same motor vehicle laws as gold carts and other allowed motor vehicles. Ohio license plates do not exempt owners from the annual registration through the WPOA. The WPOA Chief of Police is responsible for implementing procedures for liability, operation and equipment requirement inspections, issuing decals and the collection of any associated fees for authorized under speed vehicles. A roll call vote was taken. There were four yeas (Crank, Ellis, Redick, and Johnson by proxy) and four nays (Buckley, Kitchen, Robinson, and Yanonne). In the event of a tie, the motion is defeated.

Community Organizations:

Art Club (Joanne Edwards):

- A few Uncorked on Canvas tickets remain for the March 23rd event at 6pm in the Lodge. Please call Joanne at 513-582-8489 if interested. Cost is \$25 per ticket.
- The Life on the Lake canvas wall quilt for the conference room is in progress. 12" x 12" canvas boards are available at the Rec Center. Everyone is encouraged to design, in any artistic modality, and contribute to this new feature. Deadline to turn in your artwork is May 31st.
- The mural from the Beach House is being transferred to a rain barrel which will be displayed at the Cincinnati Zoo April 1-25th before going to an online auction April 15-25th. It is an honor to be chosen for the event.

Book Club (Joy Ackley):

- Currently, there are 21 members in the club. They meet the second Tuesday of the month at 10am in the Lodge to discuss the book of the month. Everyone is welcome to join.
- Thank you to everyone who has donated items and time to the Lake Waynoka Library.

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

Civic Club (Tony Tatman):

- The first meeting this year will be on Tuesday, March 26th at 7pm in the Lodge. Everyone is invited.
- May 18th will be the annual Lake Waynoka Yard Sale. More details to follow in the April and May newsletter.

Lake (Prescilla Redick): The first meeting will be this month gearing up for the tournaments.

WaterSports Club (Pat Raleigh): Trivia Night will be on March 29th in the Lodge at 6:30. There will be a limit on the numbers of teams and no more than 6 members per team.

WD50s (Carolyn Cooper) : Currently, there are 24 members in the club. You must be a Lake Waynoka member, a lady, and 50 or older to join. There are several events scheduled such as a tea party and a cooking class at Jungle Jims. The next event is March 22nd with a trip to Maysville Culinary School. Reservations need to be submitted by March 14th.

Board Concerns: Trustee Kitchen thanked everyone that has supported her during the past few weeks.

Membership Compliments and Concerns:

- Charles Porter (Lot# 2047): Mr. Porter would like full disclosure of the financial statements and noted inconsistencies of the IRS forms filed the past few years. He also noted Board member/employee conflicts of interest and would like transparency. Mgr. Cahall addressed Mr. Porter's concerns about conflicts of interest and financial statements. Mr. Porter asked the Chief how many DUIs there were the past few years which were 3-4.
- Valerie Bullock (Lot# 2304): Ms. Bullock read a letter she prepared expressing her concerns over the division within our community, the need for diversity/leadership on the Boards, and the lack of cohesiveness of the WPOA Board.
- Phil Cady (Lot# 3879): Mr. Cady asked if the Board would consider changing the date of the Annual Meeting since it falls on Easter weekend and many residents may be unable to attend. President Redick stated that according to the CODE, the Annual Meeting is held the third Saturday of the month of April unless it falls directly on a holiday so they will not be able to change the date. He also asked the Board to reconsider reimbursing property owners for the installation of electrical lines to their home. He believes it is hurting property resale values.
- Tom Wyatt (Lot # 2917): Mr. Wyatt invited everyone to the next potluck dinner on April 13th at 6pm in the Lodge. He asked the Board for clarification about the rumors of charges being filed against people in recent weeks. President Redick stated that the Board is unable to comment on pending litigation or charges. Trustee Kitchen addressed the issue stating that there are three criminal charges against her and they are of public record.
- Donna Wyatt (Lot # 2917): Asked for support of Betty Purdin on March 19th at the Brown County Courthouse.
- Gordon Ellis (Lot # 1729): Sheriff Ellis is preparing to be deployed for nine months leading 15,000 troops on a mission overseas. He asks that you keep everyone in your thoughts and prayers.
- Walt Robinson: Trustee Robinson asked those who are or have served in the Armed Forces to stand. He thanked them for their service which was followed by a round of applause.
- Pat McDulin (Lot# 689): Thanked the Board for the great job they are doing.

Adjournment: The motion to adjourn was made by Crank and seconded by Ellis. The motion passed unanimously and the meeting was adjourned at 11:30am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary