

WPOA Board of Trustees Saturday Meeting – 10/12/19

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

President Redick led those present in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Beard, Crank, Ellis, Johnson, McDulin, Purdin, Redick, Robinson, Taylor, Mgr. Cahall

Minutes: Taylor made a motion and Ellis seconded to approve the 9/14/19 minutes as printed in the newsletter. A ye/a/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): Mr. Branson passed away. He was best known for his field of carved pumpkins that he displayed in the campground during the Halloween season. Please keep his family in your prayers.

Treasurer's Report (Vernon Taylor):

Operating funds

- The total operating income for the month of September was \$115,000.00.
- The total operating expense for the month of September was \$156,000.00 with no unexpected expenses.
- The operating fund balance at the end of September was \$542,027.69.
- The operating income for the year at the end of September as \$1,852,000.00 and that is 87% of the plan for 2019. The expected income at the end of September was 88% so we are 1% under budget.
- The operating expense for the year at the end of September was \$1,603,000.00 and that is 77% of the plan for 2019. The expected expense was 78% so we are 1% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in September was \$40,000.00.
- Assessment account expenditures in September totaled \$4,000.00.
- The balance of all allocated assessment accounts at the end of September was \$289,437.72.

Invested Funds

- Invested reserves at the end of September totaled \$451,608.58.
*Total cash on hand at the end of July was \$1,283,073.99.

Lake Waynoka is facing a lawsuit and it has already cost the Lake just short of \$20,000 thus far. The yearly budgeted amount for legal representation was \$6,000. Trustee McDulin added that property values are going down and this is going to cost everyone money on our dues. It is \$600 an hour for our attorneys so it will be adding up quickly. He asked the Board to call a meeting to discuss how we are going to bring in money to cover this.

Manager's Report (Paul Cahall):

- Reminder that the Administration Office will be moving to winter hours on November 1st. The office will be open Monday through Friday 8 am to 4 pm, closed Saturday and Sunday.
- Don't forget that we intend to lower the lake between 5 and 7 feet this year starting sometime in November so don't forget to get your boat out of the water. Mother nature will dictate when that starts and how low we can take the lake down. The plan is to open the valve about 15 November and close it around 15 Feb.
- The official emblem for the 50th anniversary has been chosen and you will start seeing the employee's wearing it around the first of the year. If you would like one of the shirts you see the employee's in you will be able to order one at the administration office.

- The finance committee is working hard on the budget for 2020 and expect to have a recommended budget to present to the board in early November.
- Maintenance installed 2 new swings at the beach donated by the water sports club. They continue to work at moving the dirt from the east end of the lake. It is not to late if you would like some to get it delivered just contact admin.
- The pools have been closed and winterized. A new cover was purchased for the adult pool.
- There is an AED in the campground office. Next spring, we will have this device mounted on the wall outside the campground office in an emergency access box.
- We attended the fall OLCA meeting at Lake Cable a few weeks ago. As always, we came away from this meeting with lessons learned from other lakes and ideas on how to make our own lake community better.
- Dredging operations have stopped for the rest of this year. We will be using the equipment to remove the docks at Little Turtle to clear the way for new ones.

Security Report for September 2019 (Chief Wallace):

Calls for Service	53	Animal Complaints	7
Arrests	2	Dog	5
Reports	5	Other (Beaver/Fowl)	2
Citations	2	Grinder Pumps	14
Warnings	5	Squad Calls	3
Security Checks	465	Fire Runs	0

Gate Counts

RFID Front- 14,521	Front Security Lane- 11,484
RFID Rear Entry- still not functioning	RFID Rear Exit- 20,325

Vehicle Information

Vehicle 1191	Fuel- 7 gallons	Miles Driven- 89
Vehicle 1591	Fuel- 88.2 gallons	Miles Driven- 1742

55 Hours of Marine Patrol were completed during the month of September, 5 warnings were given for “no wake” violations. Marine patrol will be concluding starting the first week of October.

Other News from Security/Police

During September, the Lake Waynoka Police charged two individuals with public intoxication and disorderly conduct in reference to a complaint received from the campground.

Other Committee Reports:

Building (Pete Levermore): No variances for the month. Below is a breakdown of the permits.

2019 Building Permit Status

Permit	September	Year to Date
Residence	1	19
Dock/Boat Lift	3	8
Additions	2	7
Repair/Replace	2	17
Pool	0	0
Deck	1	6
Garage	1	8
Storage	0	12
Boat Cover	0	0
Carport	0	0
Fence	0	2

Totals:	10	79
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Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh): The Candidates for the WPOA Board of Trustees election are: Todd Holt, Doris Kitchen, Pat Raleigh and Steve VonWahlde. The Candidates for the WRWSD Board are: Mike LaPlante, Prescilla Redick and Michael Woods. Ballots will be mailed to all property owners in good standing on October 24, 2019. Returned Ballots must be received in the Administration office by 4 pm, Monday, December 2, 2019. Your vote counts! Please vote!

Lake Advisory (Michael LaPlante):

- Our Committee will conduct public docks and lake access area inspections this month. We are looking at these areas to see what needs attention from the lake maintenance personnel during the winter timeframe. If you see areas that need work – please let our committee know.
- With WPOA Trustees and Lake Managers approval, we will be reviewing the Marine Patrol reports after the boating season is over. We are checking to see if the General Rules and Regulations, Vol 1 or the Boating and Fishing Guide need to be revised or updated based on lake activities during the summer.
- It's that time of year when the leaves turn colors and start falling. Property owners and landscapers are reminded to NOT blow leaves/grass clippings into the lake. Mother Nature puts enough debris in our lake. However, adding to her deposit by blowing leaves into the lake results in sedimentation issues and water quality deterioration. Rotting leaves in the lake also depletes the oxygen level which affect fish & animals who live in that habitat. Please help keep our lake clean.
- Our committee has fish habitats for sale. The lake will be lowered 5 to 7 feet beginning in November. It is a perfect time to get those habitats and put them under your docks while the lake is down. We are selling these habitats for \$25 each, or you can purchase them at the below website. Call me if you want to buy a habitat. Michael LaPlante, 937-689-7604, laplantema@gmail.com. Habitats will also be available on the 26 of Oct, during the Holiday Extravaganza.
<https://www.fishiding.com/swimmer-soft-shallow-water-lake-waynoka-fish-habitat-4-pack/>
- As always, if you see any safety concerns around any of the common area docks, please let us know. Have a nice winter season.

Fish habitats will be available at the Holiday Extravaganza on Oct. 26th for \$25 ea. We have sold 15 and need several more to be placed around the lake.

Long Range Planning (?):

- Reviewed initial capital assessment values. Recommendation included an additional \$70 for roads, \$10 for improvements and \$0 for lake. These figures will be included in the election ballot.
- The walking trail value, \$30,000, was proposed to be on the new projects list. The finance committee will consider further action for review bt WPOA board.
- Research continues on the playground. Initial locations include Little Turtle, the beach, the campground and the potential relocation of existing rec. center playground. The committee will do a phone interview with a person who has planned, designed and directed the construction of a playground at a public school to gain more information.
- We had a discussion of questions related to Survey Monkey (SM). A discussion that the board and the LRPC can generate questions to solicit information/opinions and review the questions prior to publishing the questions. The process can be: generate questions of information interest, submit and receive comments for incorporation into SM after discussion during a workshop, SM results will be collected and shared with the board. The board will be able to compare the intent of the question and the actual results to obtain the opinion and comments from those people responding to the questions. It was suggested that SM responders be allowed to express their opinions on an issue,

Rules and Regulations (John Buskey): The Committee did not meet in September. Chair was asked to edit current Rules & Regulations, Vol. 1, to add all appropriate motions since March 2017. The Board will vote on update on 10/09/2019. The Board has asked the Committee to develop rules of decorum for Board meetings. That work will begin later this month. Members are invited to suggest changes to the Restrictive Covenants by contacting the Committee Co-chairs. Please submit any suggestions in writing if possible.

Unfinished Business: Motion #310 was introduced. *See Motions & Resolutions below.*

New Business:

- A motion was made by McDulin and seconded by Ellis to place an \$80 assessment increase on the ballot. This is requested based on the Reserve Study and will be allocated for Capital Accounts in the amounts of \$70 for roadways and \$10 for improvement assessments. A roll call vote was taken and the motion passed unanimously.
- Motion #311 was made. *See Motions & Resolutions below.* Mgr. Cahall explained that a dive team will inspect the front valve, run an rtv down the pipe to the back valve, pump the water out of the retainer, run the rtv down that pipe to the back valve, check for any leaks, perform maintenance, and perform ODNR requested preventative maintenance.
- Motion #312 was made. *See Motions & Resolutions below.*
- Motion #313 was made. *See Motions & Resolutions below.* Mgr. Cahall expressed what a big job this is at 420 feet of dock. Contracting the replacement of the docks will free up maintenance to work on the hill leading to the Little Turtle docks to make the area more accessible and to create a stairway.

Motions and Resolutions:

- Motion #310 was made by Beard and seconded by McDulin to adopt the WPOA Revised General Rules and Regulations, Volume 1, dated 10-12-19, incorporating motions passed since March 6, 2017, as provided in the WPOA Code of Regulations, Article II, Section 11. A roll call vote was taken and the motion passed unanimously.
- Motion #311 was made by Purdin and seconded by Crank to authorize the expenditure of not more than \$8,000.00 from the Lake Capital account for required maintenance and inspections on the dam valve system. A roll call vote was taken and the motion passed unanimously.
- Motion #312 was made by McDulin and seconded by Robinson to approve addendum to the Marina lease for \$300.00 per month. A roll call vote was taken and the motion passed with 8 yeas and one nay (Johnson).
- Motion #313 was made by Taylor and seconded by McDulin to accept the bid of Dutch Builders LLC for the replacement of the Little Turtle docks of \$19,000.00. A roll call vote was taken and the motion passed unanimously.

Community Organizations:

Art Club (Joanne Edwards): Nov. 16th at 6pm in the Lodge is the next Uncorked on Canvas. Tickets are on sale for \$25. Please see Joanne Edwards if interested. There will be a free Chalkfest for children and families on Oct. 19th from 12-3pm in the Rec Center parking lot. Prizes will be awarded. The class on Batik is full but anyone who would like to watch is welcome on Oct. 23rd at 10am in the Lodge. Everyone is invited to join the Art Club. Next meeting is Oct. 14th at 6:30pm.

Book Club (Joy Ackley): Thank you to everyone for their support and donations. Everyone is encouraged to use the library. We are putting together a Lake Waynoka 50th Anniversary Cookbook. Information for submissions is in the Lodge, the Lake Waynoka website and in the office. Everyone is encouraged to submit a recipe. To offset the upfront costs of the cookbook, we are offering a Patron, Corporate, and/or in Memory or Honor sponsor page. Please contact Linda Stover or Carol LaPlante for questions you may have.

Campground (Walt Robinson): The Camper Crawl had nearly 200 attendees and went very well. An AED is in the Campground Office. Just a reminder that Trick or Treat is NOT an open gate event. Any visitors must be called in to security. Please be considerate and call prior to the day of,

if possible, so security is not overwhelmed with calls on Saturday. The roads in the campground will close to all motorized traffic beginning at 4:30. Trick or Treat is Oct. 19th from 5-6:30.

Chapel (Valerie Bullock): Non-denominational services are every Sunday beginning at 10am and Bible Study is every Wednesday. Everyone is invited to attend. We are collecting donations for the Needy Kids Christmas Fund. We have several families that we will be supporting this year.

Civic Club (Ginny Tatman): Our last meeting will be on Tuesday, Oct. 22nd at the Old Y Restaurant at 6pm followed by a short meeting. The club will be on hiatus until March. Don't forget to order your Lake Waynoka clothing items. We have special 50th Anniversary shirts for sale as well as 2020 calendars. They make great Christmas gifts. Stop by our booth at the Oct. 26 Holiday Extravaganza.

Lake (Prescilla Redick): The Bass Classic Tournament ended the fishing season with 26 boats. Fishing tournaments will resume in April.

Shawnee's Women's Club (Carolyn Cooper): The Holiday Extravaganza is Oct. 26th. There will be vendors, crafters and food for sale. The event is so big this year that we will be in the Rec Center and the Lodge. Please support this event. Lake Waynoka cards are for sale. Each card features a photo taken at the lake. They are \$1 each or 6 for \$5. On Dec. 14th at 5:30, we will be celebrating Light up the Lake at the Lodge. We will be forming a parade to go around the lake and look at decorations. Prizes will be given out for best decorated homes. Santa will be visiting to hand out stockings.

WaterSports Club (Vern Taylor): Vern asked that everyone and their guests be respectful of lake property. Several WaterSports members took a Saturday morning to spray wash the beach umbrellas. They were a mess with muddy handprints all over them. Thank you to those volunteers and to Judy Levermore for painting the poles that were ruined.

Board Comments/Concerns:

- Trustee Ellis thanked the clubs and people in the community that have been sending care packages to her husband and the troops that are deployed. They really enjoy receiving them.
- Trustee Robinson asked that everyone be vigil when burning leaves and brush. Please burn after 6pm and let security know that you will be burning. The Russelville Fire Department will be hosting a Turkey Dinner on November 23rd at 5:30pm with card games following the dinner. The cost is \$10.
- Treasurer Taylor expressed the need for members to realize that we need to begin saving for large capital projects that will need to be done in the future. For example, the Lodge, the Rec Center and Lake Waynoka Drive which is projected to cost 1.2 million dollars. It's nice to have new things but we must be prepared for the repairs to our current amenities.

Membership Compliments and Concerns:

- Charles Porter (2047): Mr. Porter had several questions concerning Federal & State tax returns and compliance of a garage built on lot #1728. President Redick stated that these questions have been answered many times and refused to answer them again.
- Brian Collins (333): Mr. Collins asked if the aforementioned \$20,000 in legal fees involves the lawsuit brought forth by Ms. Kitchens. Treasurer Taylor answered that it is just south of \$20,000 but yes, it is spent on that particular lawsuit. Mr. Collins then asked how is it possible for Doris Kitchen to run for the WPOA Board when she is suing that same Board. President Redick stated that the only stipulation in the CODE is that a member be in good standing which means that their fees, assessments, and dues are current.

Adjournment: The motion to adjourn was made by Taylor and seconded by Crank. A yea/nay vote was taken and the motion passed unanimously. The meeting was adjourned at 10:43am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary