

WPOA Board of Trustees Saturday Meeting – 12/12/20

***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.*

****The WPOA Board held a closed regular meeting on December 12th in the Lodge. Social distancing was observed and masks were worn by all attendees.**

President Beard called the meeting to order at 10:52am.

Roll Call: Present: Beard, Crank, Ellis, Holt, Purdin, Raleigh, Redick, Taylor, VonWahlde, Mgr. Cahall

Minutes: Crank made a motion and Taylor seconded to approve the 10/10/20 minutes as printed in the newsletter. A yeay/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): President Beard read the following: Regarding closing the meeting, I am really sensitive to the Covid 19 crisis. Three members of my family have contacted covid and were in quarantine. There are several active cases in our community and I do not want to be responsible for the further spread of the virus. There have been 455 cases reported in the last two weeks in Brown County. Although I would like nothing more than to have a normal meeting, our Code of Regulation mandates we are only required to have one open meeting a year. The Rec Center, Lodge and Lounge are managed by our General Manager. The Restaurant is leased under different provisions with the Brown County Health Department inspecting and regulating them. Our State Legislatures recently passed House Bill 404 which limits public attendance at all public meetings. Although we are not governed by the State Legislature, I believe it sends a message throughout Ohio that they do not want public attendance at their meetings. We will be videotaping the meeting today and showing it on the Waynoka website. Any member concerns that are brought up prior to the meeting will be addressed. I have spoken to the author of the dredging report and he is willing to address emails, questions or comments and willing to have a webinar on the report.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of November was \$76,000.00.
- The total operating expense for the month of November was \$133,000.00 with no unexpected expenses.
- The operating fund balance at the end of November was \$768,958.08.
- The operating income for the year at the end of November was \$2,033,000.00 and that is 93% of the plan for 2020. The expected income at the end of November was 96% so the WPOA is 3% under budget.
- The operating expense for the year at the end of November was \$1,825,000.00 and that is 85% of the plan for 2020. The expected expense was 92% so we are 7% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in November was \$8,000.00.
- Assessment account expenditures in November totaled \$49,000.00.
- The balance of all allocated assessment accounts at the end of November was \$470,177.68.

Invested Funds

- Invested reserves at the end of November totaled \$483,776.39.
 - ❖ Total cash on hand at the end of November was \$1,722,912.15.

Manager's Report (Paul Cahall):

- We have opened the valve of the main lake to drain the lagoon for WRWSD. We are hoping to take the lake down about 5 to 7 feet depending on the weather this winter.

- Long Range Planning Committee presented the capital budget for 2021. The Long Range Planning Committee recommendations will be considered by the board in December. We expect to pass the capital budget in January.
- In January 2021, inspections will take place on the spillway. This will require digging inspection holes and concrete bore samples taken. The engineers will then give the board recommendation on maintenance to be done to extend the life of the spillway.
- All recreation area bathrooms and the beach bath house have been winterized and closed for the winter. These areas will reopen April 1st next year.
- Because of the uptick in COVID 19 and constantly changing rules, please watch the Web Site and Facebook for updates concerning WPOA sponsored and club sponsored events. If these events change or are canceled, this is where we will make those announcements. We are in constant contact with the Brown County Health Department for updates on what we can and cannot do.
- *Trustee Holt asked if the Marina boat ramp will be accessible since the lake will be lowered around 7 feet. Manager Cahall answered yes.*

Security Report for November 2020 (Chief Wallace):

Calls for Service	45	Animal Complaints	7
Arrests	1	Dog	7
Reports	14	Other (Beaver/Fowl)	0
Citations	7	Grinder Pumps	14
Warnings	3	Squad Calls	8
Security Checks	289	Fire Runs	6

Gate Counts

RFID Front- 10,687	Front Security Lane- 9,124
RFID Rear Entry- Not working	RFID Rear Exit- 18,897

Vehicle Information

Vehicle 1191	Fuel- 15.4 gallons	Miles Driven- 251
Vehicle 1591	Fuel – 37.3 gallons	Miles Driven - 492
Vehicle 1592	Fuel- 20.2 gallons	Miles Driven- 301
Vehicle 2091	Fuel- 71.3	Miles Driven-1418

Other News from Security

- During the Month of November, 7 traffic citations were issued, 5 of those were for driving under a suspended license. 2 individuals were found to have warrants through local agencies and were re-cited with new court dates. 7 misdemeanor criminal charges were filed in the Brown County Municipal Court for drug possession, drug paraphernalia and drug abuse instruments against multiple individuals. One case saw a seizure of 170 grams of Marijuana from a dispensary in Michigan. 1 theft report was taken in reference to a firearm that was stolen.
- On 11/30/2020, officers from this agency along with deputies from the Brown County Sheriff's Office responded to a call a welfare check dispatch in which an individual threatened to kill a household member with a firearm and proceeded to discharge the weapon towards them. Entry was forced into the residence by law enforcement and a subject was arrested and charged with Felonious Assault (2nd degree felony) through the Lake Waynoka Police Department.
- Due to Covid-19 restrictions, the annual Brown County Shop with a Cop event has been cancelled. Instead of the traditional event, Kroger of Mt.Orab has generously volunteered to provide 50 families with a Holiday Meal. The Brown County Peace Officers Association is

conducting a “Hat and Glove” and will make sure that children in the selected residences are provided with a Hat and pair of gloves. Donations can be made to the Lake Waynoka Security Office or can be made to the Brown County Prosecutors Office.

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh):

Permit	November	Year to Date
Residence	4	31
Dock/Boat Lift	1	20
Additions	1	6
Repair/Replace	2	29
Pool	0	2
Deck	1	11
Garage	1	11
Storage	0	15
Boat Cover	0	0
Carport	0	0
Fence	0	14
Misc	0	1
Totals:	10	140

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): None

Lake Advisory (Todd Holt/Jeff Huseman): None

Long Range Planning Committee (Terry Borgman/Steve VonWahlde): None

Rules and Regulations (John Buskey/John Barton/Jenny Ellis): None

Unfinished Business: None

New Business: Trustee Raleigh, Co-Chair of the Building Committee, stated that they received a letter from a member concerned about the number of metal sided homes being built in the community and other issues. Trustee Raleigh rode with the member to view the homes and complaints such as doors not matching. There is nothing in the Code specifying the type of homes that may be built nor anything about the door color and trim matching. The Building Committee met with Marcus Mast. People are building the homes for the open concept. All owners are given a choice of vinyl or metal siding. The metal siding has a 40 year warranty making them very popular.

Motions and Resolutions:

- Motion #325 was made by Beard and seconded by Purdin to grant a variance to the owner of lot 2047 for the residence to be less than 40 feet from the road right of way as built. Discussion: Trustee VonWahlde asked if the Board was able to grant a variance of this nature. Mgr. Cahall replied that Attorney John Jolly said yes, we can but cautioned against making it a habit to get around the Rules and Regulations. This is an existing home that was built 16 years ago. A roll call vote was taken and the motion passed unanimously.
- Motion #326 was made by VonWahlde and seconded by Raleigh to accept the proposed 2021 budget with \$2,325,015.00 in income, \$2,272,090.00 in expenses with an expected surplus of \$52,925.00. The budget includes the following changes in the dues and fee structure:
 - Dues – Increase \$15.00 from \$385.00 to \$400.00
 - Multi Lot Fee – No increase
 - Home Owner Fee – Increase \$5.00 from \$155.00 to \$160.00
 - Annual Mowing Fee – Increase from \$80.00 to \$90.00

- Guest Cards – No increase
- RFID Stickers – No increase
- Annual Dock Rental – No increase
- Annual Boat, Golf Cart and UTV Registration – Increase from \$45.00 to \$50.00
- Winter Camper Storage Fees – Increase \$25.00 from \$125.00 to \$150.00
- Camping Fees – Increase \$0.50 a night on all full-time camping sites
- Temporary Campsites – Increase to \$20.00 per night with \$10.00 of that going to the Campground Capital Fund.

A roll call vote was taken and the motion passed unanimously.

Mgr. Cahall stated that a homeowner will pay the same amount as last year and any lots that the WPOA mows will increase by \$5.00.

- A motion was made by Taylor and seconded by Raleigh to move \$25,000 from Operational Reserves to the CD Reserves Fund. A yea/nay vote was taken and the motion passed with 8 yeas and 1 nay (Holt).

Community Organizations: *Please see the newsletter for updates.*

Board Comments and Concerns:

- Vice President Ellis congratulated the newly elected Board members and reaffirmed her commitment to work hard for all members and to keep the community moving forward.
- Trustee Raleigh stated that the monthly Building Report will now contain a line item portraying the amount of money being invested on new homes in Lake Waynoka. In the past 12 months, an estimated \$6,000,000 has been spent on new home construction.

Membership Compliments and Concerns: None

Adjournment: The motion to adjourn was made by Taylor and seconded by Crank. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 11:22am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary