

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, February 13, 2016

President John McDulin called the meeting to order at 10:00 a.m.

Trustee Purdin led the Lord's Prayer which was followed by the Pledge of Allegiance.

**Roll Call:** *Present:* Holt, Johnson, McDulin, Meese, Meyer, Purdin, Redick, Taylor & Mgr. Cahall  
*Absent:* Kirk (ex.)

**Minutes:** Following a discussion of the accuracy of the January 9<sup>th</sup>, 2016 WPOA minutes with property owner Steve Rish, a motion to approve the minutes was made by Taylor and seconded by Redick with one correction in the Manager's report: In the paragraph regarding the removal of a dock at the WPOA's expense it was stated that Cahall referred to the attorney as the WPOA's attorney; he did not. Therefore, the letters "WPOA's" should be removed from the minutes. A yea/nay hand vote was then taken and the motion passed with six yea votes, two nay votes (Meyer and Purdin), and one nay vote shared via an email sent prior to the meeting (Kirk).

**President's Report** (John McDulin): none

**Treasurer's Report as of January 31<sup>st</sup>, 2016** (Vern Taylor):

*Operating funds*

- The total January operating income was \$115,611.00, driven by early dues payments.
- The total operating expense for the month of January was \$146,777.00 and included no unexpected expense for the month.
- The operating fund balance at the end of January was \$117,766.00.

*Allocated Assessment Funds*

- Income from allocated operating assessments in January was \$32,998.00, again driven by early payments.
- Total capital account expenditures in January totaled \$35,796.00. Spending included \$15,875.00 as the down payment on the back gate upgrade project from the general improvement funds and \$19,059.00 from the lake capital fund for dam, shoreline and parking lot rock and stone.
- The balance of all allocated assessment accounts at the end of January was \$331,299.00.

*Investments* – Investment reserves at the end of January totaled \$338,252.00.

Total cash 'on hand' at the end of January was \$787,316.00.

**Manager's Report** (Mgr. Cahall):

- This week auditors from the State of Ohio were in the Office reviewing the 2015 financial books of the WPOA.
- The work continues on winter projects. The dock project at Little Chief recreation area has been completed. Hopefully, a lighted pole will be installed by Duke at Little Chief by the end of the season. Dock repairs have been done at Pontiac, Red Cloud, Tomahawk and Geronimo recreation areas. The

patrol boat will now be docked under cover at the Marina as that project was finished. The electrical work at the Campground continues. The contractor anticipates that the Campground will open on schedule, April 1<sup>st</sup>, with upgraded electrical service. The ramp at the Marina is to be repaired, possibly, this coming week. The concrete area that is 'hooved up' will be cut out and concrete will be re-poured.

- Next week the RFID (radio frequency identification) stickers will be delivered and the software for the gate project will be loaded. By May 1<sup>st</sup> the new front gate should be operational. However, the back gates may or may not be operational by May 1<sup>st</sup>. The Brown County Engineer has not yet responded to the proposal and more work (building of a road, etc.) is required to install the back gates.
- The lake valve which is presently open will be closed on Monday. However, if the water level is not low enough to do the boat ramp work the valve will be reopened briefly. Late in March or early in April it will be opened again by the WRWSD to maintain the proper water level in the lagoon.
- Three variances which were presented during the workshop meeting were approved.
- Cahall then shared some of the policy and procedures related to the use of the RFID (radio frequency identification) stickers which will be available for purchase beginning March 1<sup>st</sup>. The initial cost is \$15 per RFID sticker with an annual renewal fee of \$10 per sticker. Both the entrance and exit gates at the back of the Lake and the new front gate will be electronic pass lanes only, programmed to only be opened by an RFID sticker. If a property owner chooses not to pay for a RFID sticker access to and from Lake Waynoka will only be available via the front entrance and a sticker like the ones presently issued. No internet is involved in the operation of these gates so there should not be significant delays. An automated generator will also be in place in case of electrical outages. Fees are being charged as this project's initial cost is approximately \$200K and the system will need to be maintained.

**Security Report** (Chief Gordon Ellis): During January the felony investigation initiated in December was completed. One additional charge of receiving stolen property was added and the individual has been indicted. One misdemeanor arrest was made in January. There have been few traffic concerns, except Chief Ellis reminded everyone to beware of the many deer that cross the roads in Lake Waynoka.

**Events/Marketing** (Gina Dash):

- Dash reminded everyone that a Cardio Fit class is held every Thursday from 6 to 7 pm at the Rec Center. She also noted that the gym is 'open' on Sundays since the Men's Basketball League was cancelled. A 'Craft for Kids' activity is scheduled for Saturday, March 5<sup>th</sup> from 10 am until noon for ages 4 to 14 (for both members and their guests).
- Check the Lake Waynoka website for the Band Line-Up Schedule at the Lounge in March. Watch for the details of the Spring Fling in April for everyone and to welcome back the campers.
- An information table is now located in the Lodge in front of the Events Board. Information is available for visitors to our community even if they are here on weekends, holidays or after hours when the Office is closed.
- A new Waynoka Calendar is on the Lake Waynoka Facebook page. If not a member of Facebook, the calendar can still be viewed by going to [www.facebook.com/lakewaynoka](http://www.facebook.com/lakewaynoka) or to the Lake Waynoka website and click on "Find Us on Facebook".
- Activities are already being planned for the spring, summer and fall! Dash would like to see an event on the calendar for every weekend!!! Any club, committee, class or property owner who would like an event to be publicized in the Newsletter, on Facebook or the website or in the calendar should send detailed information about the event along with a flyer (if available) to [leslie@lakewaynoka.occ](mailto:leslie@lakewaynoka.occ) or [events@lakewaynoka.com](http://events@lakewaynoka.com).

### **Other Reports:**

**Long Range Planning** (Dick Bankes): Both the five year budgetary forecast and the objectives portion of the long range plan have been submitted to the Board and approved by the Board. Both will be shared with the membership. Bankes strongly requested that property owners provide feedback to the committee once these documents are available for review in the Newsletter and on the website. Work on the new trustee orientation program continues.

**Lake Advisory** (Prescilla Redick): A February meeting was not held.

**Building** (Tony Tatman): Tatman reported that 11 permits, mostly related to dock work, since last meeting's report for a total of 15 permits year to date.

WRWSD Trustee Tom Beresford requested that the WRWSD Board be made aware of, at the time of permit approval, any construction that may affect utilities maintained by the District.

**Rules and Regulations** (John McDulin): The WPOA Trustees are meeting following this Board meeting to discuss the changes to be made to the rules and regulations document based on the attorneys' opinions.

**Nominating** (Steve Rish): none

**Campground** (Walt Robinson): Robinson cautioned all campers to remember that *adaptor plugs cannot be used on trailers with the new electrical upgrade*. Please see Robinson if you have any questions.

**EMS/Fire** (Walt Robinson): The next fundraiser for the Russellville Fire Department will be a Pork Loin Dinner (salad, corn, mac and cheese, beverage and dessert) on March 12<sup>th</sup> at 5:30 pm in the Russellville Firehouse adjacent to the Masonic Lodge for only \$8 a meal. Cards will follow the dinner.

**Civic Club** (Tony Tatman): Tatman invited everyone to the next meeting of the Civic Club on the 4<sup>th</sup> Tuesday of March (the 22<sup>nd</sup>) at 7 pm in the Lodge.

**Water Sports Club** (Steve Johnson): Member Steve Johnson reminded everyone that the eight hour Boater Safety Class will be held at the Lodge on Saturday, April 2<sup>nd</sup>.

**Chapel** (Rev. Talley): Talley reminded everyone that on the 2<sup>nd</sup> Sunday of each month a fellowship dinner is held following the service. A Bible study is held on Sunday evenings at 6:30 pm and AA meetings are on Friday evenings. Several excursions are being planned. The Chapel is still dealing with the paperwork to sponsor Saturday evening Bingo at the Lake.

**Shawnee Squaws** (Margi Borgman): The annual Spaghetti Dinner on Wednesday, March 9<sup>th</sup> will be a Chili Supper instead. Come to the Rec Center at 6 pm and pay \$10 for a meal of salad, cornbread, chili, beverage and dessert. With a show hands the Board agreed unanimously that the dinner on March 9<sup>th</sup> at the Rec Center would be BYOB. The Squaws will be hosting the Easter Egg Hunt on Saturday, March 19<sup>th</sup>. Donations of monies or wrapped candies would be greatly appreciated. The eggs will be 'stuffed' following the March WPOA Board Meeting. Everyone is invited to help! On April 13<sup>th</sup> the ladies will share a Mexican themed lunch.

**Art Club** (Joanne Edwards): The March 2016 "Uncorked on Canvas" event will be March 19<sup>th</sup> at 6 pm and will cost \$25 per person (\$30 at the door). Tickets are available from Edwards. At the February meeting the Club members began 'brainstorming' about activities they might provide for children at the Lake. The Club meets the 2<sup>nd</sup> Monday evening of each month at 6:30 pm in the conference room of the Lodge.

### **Unfinished Business:**

- Trustee Purdin requested permission to share an email letter that she had received from Trustee Kirk whose health prevented him from attending this meeting. Purdin then read the email in which Kirk requested that his approval of the January 9<sup>th</sup> WPOA Meeting Minutes be recorded as a no vote; shared his opinions about the removal and replacement of docks on lots 4024 and 4025; and stated his reasons for a 'no input' on the motion regarding the use of specified golf carts at Lake Waynoka. In response Pres. McDulin stated, "I did say, very plainly, that he (Kirk) would be a no vote." *In the January 9<sup>th</sup> meeting minutes it was stated by Pres. McDulin that "Trustees Kirk and Meyer were contacted and if*

*they had been in attendance Kirk's vote would have been 'nay' and Meyer's would have been 'yea'".*  
*jac*

- Trustee Meyer then shared his conversations concerning the use of golf carts which he had with Pres. McDulin prior to the January WPOA meeting. He also questioned how the whole issue was 'handled' or presented.
- Motion #254 was made by Purdin and seconded by Taylor to approve the capital plan for the year 2016 with a total expenditure of \$809,000.00. A roll call vote was taken and the motion passed unanimously.
- In response to property owner concerns about delinquent and low cost lots being sold in Lake Waynoka a committee has been created to investigate the concerns. Trustee Redick will chair the committee and is asking for volunteers to participate in the discussion.

#### **New Business:**

- David Benjamin, one of four Republican candidates for Brown County Sheriff, was given time to introduce himself and share information about his experience and his plans for the county if elected as its sheriff.
- The Watersports Club requested that the Car Show which they are sponsoring on Saturday, August 20<sup>th</sup> be an 'open gate' event. Meyer made the motion which was seconded by McDulin. A yea/nay vote passed the motion unanimously.
- Voters living in Franklin Twp. will vote at the Lodge in the March 15<sup>th</sup> Primary.

**Motions and Resolutions:** **Motion #254** was made by Purdin and seconded by Taylor to approve the capital plan for the year 2016 with a total expenditure of \$809,000.00. A roll call vote was taken and the motion passed unanimously. *(A copy of the 2016 capital plan is available for review at the Office. jac)*

#### **Membership Concerns:**

\*Pat McDulin (Lot #6893): McDulin shared her opinion that the members of the Board are elected by the community to represent the community and should not be attacked for sharing different opinions from others.

\*Kathy Sewall (Lot #4015): Sewall shared that during the workshop meeting her husband and she had shared details of the problems they had experienced with the installation of their dock by contractor Jim Fano. She asked that the Board see what can be done to enforce the rules in the blue book regarding dock installations to prevent other homeowners from having similar problems and extra costs.

\*Tom Sewall (Lot #4015): Sewall made two requests. First he asked that any homeowner who has a complaint about a contractor to 'please put the complaint in writing'. This will give the lake management written documentation of issues with a contractor. And secondly, he requested that the comments members of the Building Committee make about plans submitted for permits be mailed to the homeowners. A contractor may sign for a permit and not share these comments with the homeowner. Sewall cautioned other homeowners to be aware that this could also happen to them.

Pres. McDulin noted that the code does not specifically address how to enforce the rules. An attorney will be contacted to see what options the WPOA may have to assist the homeowners with contractor issues.

\*Jim Beckley (Lot #2878): Beckley shared information from various websites about safety issues with golf carts as well as statistics on accidents. He questioned if the insurance company had been contacted. The response was 'yes'. Beckley commented that there are now attorneys who are strictly golf cart attorneys. He questioned what has changed since the survey was done six years ago when the community did not want golf carts in Lake Waynoka.

\*Valerie Bullock (Lot#2304): Bullock questioned why the docks that were placed in wrong locations in the past cannot be 'grandfathered'. McDulin noted that the attorneys say that 'this is merely our position as a homeowner's association and not a legal one'. It would not be viewed favorably by a judge. The attorneys

believe it is ‘cheaper to fix the problem, than to fight it’. She also questioned whether or not a WPOA Board member can sue the Association.

\*John Buskey (Lot #1785): Buskey shared his reasons for encouraging everyone to vote for our Security Chief, Gordon Ellis, for Brown County Sheriff in the Ohio Primary on March 15<sup>th</sup>.

\*Joy Ackley (Lot #59): Ackley also shared her support of Chief Gordon Ellis for Brown County Sheriff.

\*Judy Yannone (Lot #1782): Yannone thanked the Long Range Planning Committee for its work in helping to give us a vision. As a member of the Restaurant Advisory Committee Yannone also thanked everyone who is supporting the restaurant. Winter is a hard time for the restaurant to survive and all ideas as to help promote the restaurant are welcome. Watch for the neon ‘open’ sign in the window! Yannone would also like to have a committee to work on the street sign issues.

\*Sue Eads (Lot #2864): It was clarified for Eads that the owner cards are free upon payment of dues. Eads then shared her objections as to how the golf cart issue was presented for a vote with missing information and without public input. She questioned why it was done so quickly. McDulin then responded by sharing information that was also discussed during the last meeting.

\*Roger Coker (Lot #1888): Coker also recommended that everyone vote for Gordon Ellis for Brown County Sheriff. Coker asked, “What’s the story on the lights at the dam?” Cahall shared that it is cost prohibitive for Duke to maintain the lights. Maintenance Supervisor Randy Pike said that the parts needed by the maintenance staff to do the work are on back order.

\*Doris Kitchen (Lot #2844): Kitchen reported that the Cincinnati Travel and Boat Show ‘went great’ for Lake Waynoka. Kitchen then asked what are realtors supposed to tell prospective buyers if questioned about the improperly placed docks, since they are no longer ‘grandfathered’. Cahall responded that he does not deal with any of these situations, unless one is brought to his attention. Each dock will be handled on a case by case basis. McDulin shared that every legal opinion received in writing by the WPOA is available for review. Kitchen questioned whether or not another attorney should be used.

\*John Buskey (Lot #1785): Buskey announced that Gordon Ellis will have a ‘Meet & Greet’ following the March WPOA Meeting on Saturday, March 12<sup>th</sup>.

\*Ginny Tatman (Lot #2634): Tatman questioned McDulin about how he responded differently to Beckley (first came up that morning) and Eads (shared research information about golf carts) as to how the golf cart motion came about. McDulin noted that the research he shared was from the time when he was chairman of the golf cart committee six years ago and does not believe it has changed since then.

\*Tom Koch (Lot #0971): Koch clarified that the person who is driving a golf cart is subject to the same rules and regulations as a car driver.

\*Sue Eads (Lot #2864): Eads questioned a comment made by the attorney regarding his charges in reference to the WPOA’s request that a letter be written sharing his opinion about the removal of the improperly placed dock. Eads and Trustee Purdin both shared that they believe these kinds of opinions should be in writing.

\*Doris Kitchen (Lot #2844): Kitchen questioned if the Board had ever voted on the issue related to the removal of the improperly placed dock. McDulin answered that it had not and that in discussion the Trustees agreed to direct the Manager to ‘see what could be done to resolve it’ based on the attorney’s opinion.

Trustee Meyer then shared his thoughts about the WPOA meetings. In closing he stated, “Let’s live in harmony! Let’s make this one heck of a nice place to live... as we have been doing. Don’t keep arguing about it!”

**Adjournment:** A motion to adjourn the meeting was made by Purdin and seconded by McDulin. The motion passed unanimously and the meeting adjourned at 12:02 pm.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary