

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, March 12, 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.

Carl Smith, candidate for Brown County Sheriff, spoke to those assembled.

**Roll Call:** *Present:* Holt, Johnson, Kirk, McDulin, Meese, Meyer, Purdin, Redick, Taylor & Mgr. Cahall  
*Absent:* none

**Minutes:** A motion to approve the minutes was made with the following adjustments:

- Trustee Kirk – The following opinions are to be added:  
Dock Removal and Replacement (re: email read by Trustee Purdin 2/13/16) The removal of a dock belonging to the owner of Lot 4025 from its location since 2004 in front of a small portion of Lot 4024 was not ever voted on by the WPOA Board. The Board only agreed to seek legal advice on the matter. Legal advice was provided in writing just before the 2/13 meeting.  
Use of Golf Carts (re: email read by Trustee Purdin 2/13/16) Nobody in this Lake had input prior to the meeting. There is a considerable risk for the WPOA and individual Trustees to be sued with regard to any accident. There is an additional risk to our insurance. If there is a settlement for anything we will be dropped.
- Doris Kitchen (Lot 2844) – (re: membership concern) The words 'improperly placed' were not spoken by Kitchen and will be stricken.
- Tom Sewall (Lot 4015) – (re: membership concern shared by Kathy Sewall) Kathy Sewall did not share the contractor's name until asked as she finished speaking at the mic.
- Trustee Meyer – (re: yea/nay vote on the golf cart motion under unfinished business) Meyer clarified that his 'yea' vote referred to using a golf cart for medical reasons such as visiting near-by family. He would have said 'nay' to a golf cart being used for traveling around Lake Waynoka to the Lodge or the pool.

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

**Treasurer's Report as of February 29<sup>th</sup>, 2016** (Vern Taylor):

#### *Operating funds*

- The total February operating income was \$176,318.00, driven by early dues payments.
- The total operating expense for the month of February was \$114,634.00 and included the needed purchase of two new computers and associated software (\$1390).
- The operating fund balance at the end of February was \$173,604.00.

#### *Allocated Assessment Funds*

- Income from allocated operating assessments in February was \$65,044.00, again driven by early payments.

- Total capital account expenditures in February totaled \$187,203.00. Of this amount, \$186K was for the campground electrical upgrade project.
- The balance of all allocated assessment accounts at the end of February was \$197,328.00.

*Investments* – Invested reserves at the end of February totaled \$338,252.00.

Total cash ‘on hand’ at the end of February was \$709,184.00.

**Manager’s Report** (Mgr. Cahall):

- The electrical upgrade at the Campground should be completed by April 1<sup>st</sup>. However, the grounds will not be totally cleaned up in the next two weeks. The staff will continue to work on it until finished.
- The boat ramp at the Marina was repaired.
- The project at Little Chief recreation area is completed (except for a light).

Pres. McDulin recognized the employees of the WPOA for the work they have done this winter – saving this community thousands of dollars. Applause was shared.

- RFID stickers are being issued. The front gate will be active in early April. Cahall is waiting for approval from the Brown County Engineer regarding the back gate before beginning the work.
- The Lodge will be locked Monday evening after the Franklin Twp. polling precinct is set up for Tuesday’s primary.
- The lights on the dam will be repaired by the electrician doing the campground project.
- The valve will be opened this coming week to discharge effluent from the lagoon. It will stay open for about 7 to 14 days and the Lake will go down about an inch a day.

**Security Report** (Ranger Kristi DelGadgo): During February there was an increase in offenses, specifically mailbox damage. There was an internet disruption at the back gate for a week.

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

- A new class, Hit 55, begins at the Rec Center on April 1<sup>st</sup>.
- Check the Lake Waynoka website for the Band Line-Up Schedule at the Lounge in April.
- Lake Waynoka is now on Twitter (@lakewaynoka\_lake).
- Most of the activities and events at Lake Waynoka are free.
- The newsletter deadline is always the Monday AFTER the Saturday board meetings. Detailed information and flyers should be sent to either Leslie or Gina at the Office.

**Other Reports:**

**Long Range Planning** (Dick Bankes): The orientation program for new trustees will be Saturday, April 2<sup>nd</sup>. The long range objectives for the Lake Waynoka community are available on the website and were in the March newsletter. Please review and offer feedback to the Committee.

**Lake Advisory** (Prescilla Redick): Members of the Committee will be trained to do water quality testing. The results will be reported to the State of Ohio and available each month in their report.

**Building** (Tony Tatman): A total of 19 building permits have been issued year to date (including one new home).

**Rules and Regulations** (John McDulin): The final draft should be ready some time in the next couple of weeks.

**Campground** (Walt Robinson): Robinson emphasized that the grounds will not be totally cleaned up by April 1<sup>st</sup>, following the electrical upgrade work. Several activities at the Campground, including Christmas in July on the 30<sup>th</sup>, were shared.

**EMS/Fire** (Walt Robinson): The next fundraiser for the Russellville Fire Department will be the Pork Loin Dinner this evening.

**Civic Club** (Tony Tatman): The next meeting of the Civic Club is March 22<sup>nd</sup> at 7 pm in the Lodge.

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

**Chapel** (Rev. Talley): The Holy Week schedule of services was shared.

**Shawnee Squaws** (Margi Borgman): Borgman thanked the guests as well as the Squaws who helped make the Chili Supper. She also thanked the Maintenance Staff for their help with the tables and chairs. The Easter Egg Hunt is Saturday, March 19<sup>th</sup> at 1 pm. The April meeting will be a Mexican-themed luncheon. The Squaws are 'in charge' of Waynoka Day on July 16<sup>th</sup> this year. Each club that is participating is asked to send a representative to the organizational meeting on Thursday, April 14<sup>th</sup> at 10 am in the Lodge.

**Art Club** (Joanne Edwards): The March 2016 "Uncorked on Canvas" event is sold out.

**Lake:** (Prescilla Redick): Marina Days are Saturday, June 11<sup>th</sup> and Sunday, June 12<sup>th</sup>. The first Wednesday night tournament is April 20<sup>th</sup> and the Spring Classic is April 30<sup>th</sup>.

**Unfinished Business:** Pres. McDulin and Mgr. Cahall shared an audio-visual presentation about lake access dock issues of the past and the present. There was much discussion.

**New Business:** none

**Motions and Resolutions:** none

**Membership Concerns:**

\*Nancee Klein (Lot 1620): Klein asked the Board and our community organizations to consider how a scholarship could be offered to EHS students since there is not a Lions Club Scholarship any longer. Klein then asked several questions and shared several concerns about the charges for RFID cards and additional membership cards.

\*Doris Kitchen (Lot 2844): Kitchen shared her opinions and information about how to handle the dock situation.

\*Steve Sears (Lot 1177): Sears shared that after having many conversations with others the concern is how the golf cart motion was handled. He also offered suggestions as to how motions could be handled in the future.

\*Frank Skidmore (Lot 686): Skidmore shared and thanked the Board, the Manager and Randy and his crew for the many good things that have happened at Lake Waynoka over the last three or four years. He also voiced his support for Gordon Ellis for Sheriff.

\*Sandra Kraft (Lot 2836): Kraft was told, in response to her question about SeaDoos on the Lake, that the Board does not support SeaDoos.

\*Mike Woods (Lot 272): Woods shared his opinions about how the Manager responded to several of the 28 items of concern that he discussed with Cahall about six months ago.

\*Nancee Klein (Lot 1620): Klein suggested that surveys could be mailed at the same time as WPOA ballots, without additional costs. Klein was told, in response to her question as to whether or not Time Warner Cable had ever been contacted to provide services in Lake Waynoka, that Cahall contacts the company yearly and has received the same 'sorry' (not interested) answer each year.

\*Gordon Ellis (Lot 1728): Ellis, candidate for Brown County Sheriff, spoke to those assembled.

\*Tom Sewall (Lot 4015): Sewall shared details about the problems he and his wife have experienced with their dock installation. Sewall stated, "We still await word from the Board, who contacted their attorney, about how to handle a contractor and situation like this in the future, to protect other homeowners from having shoddy work done like it was done to us." Secondly, after reading Article V, Section 7. Conflict of Interest from the

WPOA's Code he asked the Board to explain how the dock removal and replacement on lots 4024 and 4025 can be justified.

\*Doris Kitchen (Lot 2844): Kitchen shared her opinion as to the property value of lots 4024 and 4025 after the dock removal and replacement.

\*Valerie Bullock (Lot 2304): Bullock shared her opinion on 'grandfathering' the docks that are in question. Bullock announced that the Lake Waynoka Golf League will be playing at Buttermilk Falls this year. The organizational meeting will be Tuesday, April 12<sup>th</sup> at 10 am in the Lodge.

\*Sue Eads (Lot 2864): Eads shared information about special member meetings as written in the WPOA's Blue Book. How to propose a change to the Code was also reviewed and discussed. Eads was told, in response to her question if the new Rules and Regulations would be available for the property owners to review, that they would be on the website after the Board votes to recommend them to the property owners.

\*Dick Bankes (Lot 1816): Bankes shared his opinions about survey software as well as the return for the cost of mailing a survey. Bankes, as chairman of the Long Range Planning Committee, asked for volunteers to work on this committee. He believes there are several issues from today's discussions, which would be the work of this committee, that need to be addressed.

\*Dave Sargent (Lot 371): Sargent thanked the Board and everyone for sharing their opinions today.

\*Terry Huber (Lot #0971): Huber thanked those who are on the Restaurant Advisory Board as well as those who support the Restaurant. Huber then presented a donation of \$93, collected during the Valentine's Day ice cream social, to Jim Beckley for the Children's Christmas Fund.

\*Ash Patel (Lot 370): Patel requested a standing ovation for the Manager and the Board.

\*John Boone (Lot 2759): Boone shared his opinions about golf carts and voting on 'everything'.

\*Debbie John (Lot 2877): John shared with Bankes that her husband, William John, is interested in being on the Long Range Planning Committee.

\*Tom Sewall (Lot 4015): Sewall was told, in response to his question as to how the Board will get back to the homeowners on how contractors who don't meet the requirements will be handled, that the Manager will meet with him first.

\*Doris Kitchen (Lot 2844): Kitchen shared her concern about the destruction of records.

\*Brian Buckley (Lot 2301): Buckley shared his thoughts about being a new member of the WPOA Board.

\*Gary Dambroskie (Lot 2862): Dambroskie shared that the docks at Little Chief look 'fabulous' and thanked the Maintenance Staff. Dambroskie was told, in response to his question about the WPOA's liability in relation to boat accidents, that the WPOA is not responsible unless the WPOA has done something to cause the accident.

Pres. McDulin announced that the Masonic Lodge in Russellville is sponsoring a fish fry on Friday, March 25<sup>th</sup> at 5:30 pm.

**Adjournment:** A motion to adjourn the meeting was made by Purdin and seconded by Redick. The motion passed unanimously and the meeting adjourned at 1:01 pm.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary