

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, June 11, 2016

President Prescilla Redick called the meeting to order at 10:00 a.m.

Pastor Talley shared an invocation which was followed by the Pledge of Allegiance.

Roll Call: *Present:* Buckley, Koch, Meese, Redick, Taylor, Yannone & Mgr. Cahall
Absent: Holt (ex.), Johnson (ex.) and Kirk (ill)

Minutes: A motion to approve the minutes of the May 14th WPOA meeting as published in the June Newsletter was made by Taylor and seconded by Meese. A yea/nay hand vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): Redick corrected the inaccuracies of a couple of rumors:

- Since color copies of the CODE of Regulations are expensive to print the WPOA will print one hundred copies at a time to distribute to property owners. If more than a hundred property owners request copies of the CODE, more copies will be printed.
- The shed that has been placed beside the Marina on the Lake provides temporary storage for equipment, furniture, etc. until the remodeling and upgrading of the Marina building is completed. The shed will be removed once the work is done.

Treasurer's Report as of May 31st, 2016 (Vern Taylor):

Operating funds

- The total May operating income was \$68,852.00 and included the accounting of the RFID sticker income and transfers to Campground Capital Fund (under miscellaneous income) as well as a reconciliation of WRWSD income.
- The total operating expense for the month of May was \$147,211.00.
- The operating fund balance at the end of May was \$592,073.00.

Allocated Assessment Funds

- Income from allocated operating assessments in May was \$59,373.00 and was comprised primarily of the \$38K in RFID sticker income.
- Total capital account expenditures in May totaled \$88,914.00. This amount included a \$37K for the back gate road and \$2.9K for construction of fixtures for the back gate. Also monies from the lake capital fund were used to install new dam lights (\$1.8K) and to purchase a new motor for the dredging push boat (\$6.6K).
- The balance of all allocated assessment accounts at the end of May was \$378,711.00.

Investments – Invested reserves at the end of May totaled \$245,824.00.

Total cash 'on hand' at the end of April was \$1,216,609.00.

Treasurer Taylor shared his thoughts about the Board having the best possible means to finance projects (mortgages, loans, etc.). He believes Boards have historically spent the property owners' monies wisely.

WaterSports Club (Vern Taylor): Taylor shared the upcoming activities of the Club including this weekend's Marina Days, the Boat Parade on July 2nd, the Poker Run on August 6th and the Car Show on August 20th. He thanked Charlie Beard for doing a great job organizing today's 5K run and commented that "many members of the Club do small things that make for big results".

Taylor then made a motion and Meese seconded it that multiple ski practices be allowed in July and August on Tuesday, Thursday and Sunday evenings from 6 pm until the dam lights come on and on Saturday and Sunday mornings from 7 am until 10 am. A yea/nay voice vote was taken and the motion passed unanimously.

Manager's Report (Mgr. Cahall):

- The new Marina building is finished. The old Marina building on the Lake is being rehabbed. The WPOA will pay for materials and Mike Napier, the Marina operator, will provide the labor.
- The RFID gates at both the front and the back entrances are now operational; however, several adjustments to the locations of sensors need to be made.
- The dredging equipment is in the water and work will begin on Monday. The delay in the start of dredging the Lake this season was caused by the need to service and repair the various pieces of equipment which were used this winter to do the back gate project.
- The WPOA's new 2016 F250 Ford truck with 4-wheel drive and a snowplow has been delivered.
- The Federal EPA has asked to use our Lake as a part of a study this summer to compare thirty lakes. The Ohio EPA shared that the water quality of Lake Waynoka is one of the highest in Ohio.
- Mgr. Cahall responded to reports that Frontier is telling customers the reason they haven't been able to bury lines for them is that the Lake has not issued the permits yet. Cahall stated that he 'signs off' on these permit requests within 24 hours, whenever possible.

Security Report (Chief Gordon Ellis):

- During May there no new criminal trends were identified.
- However, the complaints about speeding and stop sign violations continue to increase. Radar and laser are being used more.
- The patrol officer on the Lake is now identifying boats that have not yet acquired 2016 boat decals.
- Chief Ellis expressed his thanks for the patience of property owners in regards to the increased traffic at the front gate on Memorial Day weekend.

Events/Marketing (Mgr. Cahall):

- There was a great turn out for the first Family Swim. The first Adult Swim will be on Friday, June 17th. Swim lessons are being offered. Contact the Rec Center for more details.
- The line-up of musicians at the Lounge in July will include Joey Vasselett, Almost Human and DJ Lynn with karaoke. Check the website or the newsletter for more details. Every Tuesday euchre is played and every Thursday there are open pool tables and tournaments.
- The next Music on the Green event for members and their guests is on July 3rd from 7 to 10 pm featuring The Barcodes. If interested in providing sponsorship, please contact Gina Dash at 513-702-1497 or events@lakewaynoka.com.
- The Lake Waynoka information booth will be at Waynoka Day and the Clermont County Fair in July.

Other Reports: Terry Borgman, who serves with the Brown County Emergency Management Agency and the American Red Cross, shared what he described as ‘peace of mind’ information with the property owners. Borgman shared information about several of Brown County’s emergency services including the Brown Co. Communications Center, the network of ham radio operators, the Red Cross’s emergency shelter in Georgetown, and the emergency boat rescue teams that are available if a water emergency should occur.

Long Range Planning (Dick Bankes): The 2016 long range plan has been submitted to Pres. Redick who has distributed copies to the Trustees for review. The Committee is beginning to evaluate survey software that is available on-line.

Lake Advisory (Prescilla Redick): On Tuesday June 7th several members of the Committee learned to do water quality and water clarity testing. Samples will be taken twice a month during July, August and September. The results will eventually be available for review. The Committee is also reviewing and revising the brochure of boating and fishing guidelines for next season.

Building (Tony Tatman): Three building permits (two for storage buildings and one for a deck) were issued in May for a total of 33 building permits year to date.

Rules and Regulations (John Buskey):

- A copy of the revised CODE of Regulations (the Blue Book) is now on the Lake Waynoka website (www.lakewaynoka.com) for property owners to review.
- A “Frequently Asked Questions” document related to the CODE revisions is also posted on the website. Comments and questions may be submitted to the Committee for explanation, as well as for their review and discussion. (One comment recently received may result in another revision to the CODE.)
- The Committee has begun meeting about every two weeks to review and revise the General Rules and Regulations (the Yellow Book).
- Buskey described the CODE of Regulations as the comprehensive document or constitution by which the Lake Waynoka community is governed. Some sections give the WPOA Board of Trustees powers and others take powers away. A system of checks and balances is evident throughout the document.
- In response to concerns that the Board has been given *new* powers in the revised CODE, Buskey stated that this is false. The Trustees have always had the responsibility and duty to use the powers which are stated in Article 5 Section 1. For example, the Board took out a loan to finance the building of the Health/Recreation Center and pool complex. He further explained that since the passage of the Planned Community Act in 2010 the bylaws of a community or the CODE of Regulations must specifically state the actions an Association desires to take related to its various responsibilities and duties. Otherwise, the Ohio Revised Code is followed. In other words, our CODE supersedes the Ohio Revised Code.
- Attorneys have assisted in the revision of the WPOA’s CODE of Regulations at three different stages: before any revisions were made, during the development of the revisions and at the end after the first draft was completed. Attorney John Jolley of Dinsmore & Shohl made 37 suggestions after reviewing the first draft and 33 of those suggestions were incorporated into the revised CODE of Regulations approved by the Board on May 2nd.
- In response to concerns about a Board ‘overspending’ if given the power to negotiate a loan or mortgage, Buskey stated that the Committee believes the Board must have the ability to make capital improvements, especially in the event of a major issue such as a crack in the dam, tornado or fire damages, the need to replace an obsolete facility or build a new facility. Article 7 Section 10 provides for a Finance Advisory Committee which is a five member committee (the Treasurer, the Chairman of the Long Range Planning Committee and three others including an outside financial advisor) that is responsible for advising the Board on the appropriateness of any mortgage or loan. He also noted that there is no history of a Board overspending in an inappropriate manner.

- Buskey then announced that the Rules and Regulations Committee will hold an ‘open forum’ following the July 9th WPOA Saturday meeting to discuss the revised CODE of Regulations. All property owners are invited to attend.

EMS/Fire Department (Walt Robinson): Robinson shared that a boat was donated to the Russellville Fire Department by a Lake Waynoka resident. It is on a trailer and about \$3K worth of safety equipment has been ordered. A couple of fundraisers are being planned to help cover the costs of operating this rescue equipment.

Campground (Walt Robinson): Once again, *Robinson encourages all campers, especially the children, to equip their bicycles with lights to increase safety for the riders as well as others on the roads in the Campground.* The Bicycle Parade at the Campground will be held July 3rd at 4 pm. Robinson suggested that the announcement, “The dam will be closed during the Labor Day weekend fireworks!”, be made on a regular basis between now and the event.

Civic Club (Tony Tatman): Tatman reminded everyone that the Civic Club has Lake Waynoka clothing apparel available for purchase. The next meeting of the Civic Club is June 28th at 7 pm in the Lodge. Tatman noted that the members are looking for a location in which to store several items (a grill, signs, etc.) that the Club owns. Tatman asked the Board to consider how to possibly provide a storage location for all of the clubs.

Water Sports Club (Vern Taylor): See the minutes following the Financial Report.

Chapel (Pastor Talley): Pastor Talley thanked the Lake Waynoka Community for its support of the first Bingo night. The next Bingo night will be Saturday, June 18th. All monies raised will be added to the Chapel’s Building Fund. The request for Board approval to hold a church band/gospel concert was tabled until the date is determined. The dinner and auction to raise monies for the Needy Children’s Christmas Fund will be Saturday, October 29th.

Shawnee Squaws (Margi Borgman): The next organizational meeting for Waynoka Day will be on Thursday, June 23rd at 10 am in the Lodge. The next Squaws meeting is Wednesday, July 13th at 10 am in the Lodge.

Art Club (Prescilla Redick): The Club will be providing a sand art activity tomorrow during Marina Days.

Lake Committee: (Prescilla Redick): The next Wednesday night tournament will be June 15th. The Committee meets at the Marina on the Lake at 4:30 pm and the boats launch at 6 pm. Anyone interested in being a member of this committee is welcome! The 3rd Annual Kids Fishing Fest will be June 18th.

Elections Inspectors (Margi Borgman):

- A letter detailing information about the vote to approve or disapprove the revised CODE of Regulations will be mailed to all WPOA members in good standing on June 17th. A page of “Frequently Asked Questions” will also be provided.
- Members may vote on the CODE Saturday, August 13, 2016 between noon and 2 pm in the Rec Center. Each voting member will be required to show a photo id and their membership card. No proxy or absentee ballots will be accepted.
- Anna Clark will continue as nominating chairman. Eileen Brown has agreed to be her assistant.

Unfinished Business: none

New Business: The following variances were presented by the Building Committee:

- *A motion to approve a variance to change the permit for a detached garage on lot #834 to one for an over-sized storage shed was made. A yea/nay voice vote was taken and the motion passed unanimously.*
- *A motion to approve a variance to change the permit for a pole barn on lot #2861 to one for an over-sized storage shed was made. The side walls will also be increased from 12 feet to 14. A yea/nay voice vote was taken and the motion passed unanimously.*

Motions and Resolutions: none

Membership Concerns:

*Ginny Tatman (Lot 2634): Tatman asked about the status of the request she and Debbie John made at the last meeting to be members of the Rules and Regs Committee. Pres. Redick asked that Tatman put her concern in writing so that she could direct it to the Committee.

*Jim Meyer (Lot 2894): Meyer asked when the phone directory would be updated and was told that this will be done later this year. In response to Meyer's question about when the emergency sirens would be operational he was told that the EMA (Emergency Management Agency) anticipates this will happen in November or December. Meyer commented that the back gate area looks 'fantastic' and asked what the plans are for landscaping. He was told that at this time grass will be planted and that, perhaps, in the future more landscaping can be done.

*Tony Tatman (Lot 2634): Tatman shared that he did receive a response from Pres. Redick about his concerns related to the decrease in the WPOA's reserve fund. He noted that all monies that have come out of the fund were "strictly for the campground loan". He also shared that no monies have gone into fund in either 2014 or 2015. There was a brief discussion about the \$40K deficit at the end of 2015.

Tatman noted that he had been asked why the propane tank at the back gate was not fenced. Cahall replied that the tank was delivered on Thursday and will be fenced.

*Mike LaPlante (Lot 758): In regards to the Rules and Regs LaPlante cautioned the WPOA Board that they should "remember to take actions in the best interest of its members".

*John Buskey (Lot 1785): Buskey clarified that if the Board is not given the power to negotiate a loan or a mortgage in the CODE of Regulations, approval from 75% of *all* Lake Waynoka property owners is required by the Ohio Revised Code (5312) to take such an action. For example, if there are 2000 owners, 1500 of them must vote to approve an action. In simple terms, if a community's CODE is silent on an action, the Ohio Revised Code must be followed. However, if the community's CODE addresses an action, the CODE supersedes the Ohio Revised Code and is followed.

*Sue Eads (Lot 2864): Eads shared her surprise about the number of WPOA members who are not in good standing. Cahall shared there are many reasons a member may not be in good standing: non-payment, death or disappearance of a member, ownership by the auditor and so on.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Koch. The motion passed unanimously and the meeting adjourned at 11:18 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary