

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, September 10, 2016

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

Redick gave an invocation which was followed by the Pledge of Allegiance.

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

**Minutes:** A motion to approve the minutes of the August 13<sup>th</sup> WPOA meeting as published in the September Newsletter was made by Taylor and seconded by Buckley. A yea/nay hand vote was taken and the motion passed unanimously.

#### **President's Report** (Prescilla Redick):

Redick shared that there have been a few incidents lately that involve 'our' employees. She explained that the employees of the WPOA and the WRWSD are 'our' employees because as dues paying property owners we provide their salaries and benefits. Redick then stated, "But in doing so this does not entitle us as property owners to share the verbal abuse that some of our employees, if not all, are enduring for a number of reasons. None of our employees, including the Manager, are paid enough to take verbal abuse or otherwise from us as property owners." Redick shared that she has told the Manager to instruct all employees that they may walk away from a property owner if the conversation with that individual makes them uncomfortable and, if necessary, the employee may file a complaint. She concluded by saying "One way or another, we are going to start treating one another with dignity and respect and that includes our employees."

Redick then corrected the inaccuracies of several of this month's rumors:

- There are no plans to build a restaurant and a new bathhouse in the beach area for \$200K or \$2M.
- The Campground will not be sold to the KOA as it is 'here to stay as a part of Lake Waynoka's assets'.
- It is false to believe that the problems with the wifi at the Rec Center were not repaired intentionally so as to show poor attendance stats which would result in the future closure of the Center.
- It's not a rumor! Bad weather notifications are being posted by the Events Director on Facebook.
- And lastly, emergency vehicles are not having major difficulty getting through the back gate. All 'glitches' and issues are being addressed as they occur. Chief Ellis will discuss this in his report.

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

##### *Operating funds*

- The total August operating income was \$89,752.00.
- The total operating expense for the month of August was \$175,353.00. There was one notable expense of \$3675.00 for the replacement of cleaning equipment at the Campground in addition to miscellaneous minor repair and maintenance expenses.
- The operating fund balance at the end of August was \$357,399.00.

##### *Allocated Assessment Funds*

- Income from allocated operating assessments in August was \$15,385.00.

- Total capital account expenditures in August included replacement of an outboard engine for the dredging operation (\$6825.00 from the Lake Assessment Fund) and the final payment for the back gate project (\$40,778.00 from the Capital Improvement Assessment Fund).
- The balance of all allocated assessment accounts at the end of August was \$280,237.00.

*Invested Funds* – Invested reserves at the end of August totaled \$271,016.00.

Total cash ‘on hand’ at the end of August was \$908,652.00.

**Manager’s Report** (Mgr. Cahall):

- During this busy summer the wifi provided by Frontier at both the Lounge and the Recreation Center was inadequate to provide service to all of the people using cell phones and other devices as well as for the operation of these facilities. Therefore, the wifi was ‘shut down’ during this time due to the heavy usage. Additional internet lines, dedicated to only wifi, will be added at both facilities.
- The Board has received an offer from a company to redesign the triangle at the three way stop near the front entrance. If the design is acceptable to the Board, the work will be done free of charge in exchange for the posting of a 12” x12” sign stating the name of the company responsible for the work.
- The umbrella liability insurance which was discussed last month has been increased.
- Cahall addressed concerns about the entry of EMS vehicles into Lake Waynoka via the back gates. Even though the siren on an EMS vehicle from Russellville did not open the back gates, Chief Ellis was present to assist the paramedics through the gates with a delay of about 1 ½ minutes. It has been determined that the delay occurred because there are three different siren tones on EMS vehicles and the gate was tuned to only one of them. Silco will adjust the gates to activate when any one of the three tones is sounded. RFID stickers were issued to the EMS vehicles whose sirens do not activate the gates.
- Both push boats, which are a part of the dredging project, are now operational. Therefore, much more is being accomplished. When dredging is finished in the Squaw Valley Cove the equipment will be moved to Little Turtle. The push boats have been throttled down some, but not to a no-wake level because more power than that speed is needed to move the barge.
- The new locks on the doors of both the Administration Office and the Security ‘Shack’ (as discussed during the last meeting) are scheduled to be installed on September 19<sup>th</sup>.
- In two weeks Cahall will begin re-inspecting shorelines of the property owners who received letters notifying them that their shorelines needed to be improved.
- During September Cahall will be working on the 2017 WPOA budget. The WPOA Finance Committee will meet on the first Monday in October to discuss the budget.
- The Fall OLCA (Ohio Lake Communities Association) Meeting will be held next week near Cleveland. Cahall, Trustee Judy Yanonne and Jim and Rennie Meyer will be attending.
- Next month the remainder of the cracks in Waynoka Dr. which were not sealed last year will be done.
- The resurfacing of the kiddie pool will begin on September 19<sup>th</sup>.

**Security Report** (Chief Gordon Ellis):

- Chief Ellis addressed concerns about the entry of vehicles from the Sheriff’s Dept. into Lake Waynoka via the back gates. There are two types of siren tones used by these vehicles. The gate is tuned, and will continue to be tuned, to only one of these tones. Law enforcement personnel in Brown County will be informed and continually reminded to use the correct siren tone when entering Lake Waynoka. (Issuing RFID stickers to these vehicles is not practical because the turnover of vehicles is much greater for law enforcement agencies than for fire/ems departments.) Nevertheless, work will continue to rectify any problems with entry via the back gates.

- During August there was a steady level of activity consistent with July's (16 warnings issued; 2 citations issued; 1 felony arrest for unauthorized use of a motor vehicle; and numerous 'quality of life' calls, most commonly, loud noise or music).
- The pattern of activity, criminal mischief and damaging which was identified in July, has ceased.
- Chief Ellis expressed his appreciation to all who helped and showed patience during the Labor Day weekend, especially since the phones were down. He has written a letter of commendation to the Security staff for their efforts during this period of time.
- Chief Ellis reminded everyone to **call 911 for emergencies if there is a phone outage** like the one over the Labor Day weekend. Lake Waynoka Security will also be dispatched.
- Mgr. Cahall noted that *property owners should never call 911 to leave a name for a pass into Lake Waynoka as this is not considered an emergency.*
- A third full time officer, John Amole, formally an officer with the Ripley Police Dept., will begin working in Lake Waynoka this week. This will extend coverage to almost full time during the week.
- In response to an inquiry it was noted that camera surveillance is on-going and not affected by whether or not either internet or phone service is available.

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

- The last Music on the Green event featuring Spearpoint Band was an 'awesome time' for everyone.
- The Lounge is holding a couple of special events in October: A Hidden Talent Night on the 22<sup>nd</sup> and a Halloween party on the 29<sup>th</sup>.
- The Lake Waynoka information booth will be at the Brown County Fair.

#### **Long Range Planning** (Dick Bankes):

- The completion of the 2017-2021 Long Range Plan and Budget Forecast, which is the #1 role of the Committee, is on schedule and will be presented to the Board President by the end of September.
- The Committee continues to do general research related to the census data project.
- As a part of the street sign project the Committee has completed an analysis of the condition of present street signs and has determined what replacements are needed. Work continues in relation to electronic signage and 'place location' signs. Members will meet with Administration this month to review the Committee's findings and to define the next steps taken to improve signage (a possible 2017 project).
- The Committee will also be meeting with Administration to review recommendations related to online survey software and to define the technical requirements.
- In regards to the general reserve adequacy review process, work is being done on phase 1 of the project: definition and analysis of unanticipated risks to the WPOA and potential financial impacts.

#### **Lake Advisory** (Prescilla Redick):

- The Committee continues its work updating the Boating and Fishing Guidelines brochure and will present it to the Board in October.
- This month the Committee will begin posting in the newsletters 'helpful hints' or ways to be good stewards of our Lake. Redick reminded everyone to not intentionally blow leaves and/or grass clippings into the Lake.

#### **Building** (Tony Tatman):

- Four permits (including one housing start) were issued in August totaling 49 building permits in 2016.
- *A motion to approve a variance for lot #3336 allowing an oversized storage building of 1500 sq. ft. to be built (present code maximum = 200 sq. ft.) was made by Taylor and seconded by Yanonne. A yea/nay voice vote was taken and the motion was passed with seven yea votes.*

**Rules and Regulations** (John Buskey): Buskey reported that the Committee has met twice this past month and continues to work on the 'yellow book'. He thanked Tony Tatman for reviewing the section related to the building code which saved the Committee a lot of time.

**Nominating Committee** (Anna Clark):

- Clark reminded everyone that applications for the three Trustee positions on the WPOA Board and two Trustee positions open on the WRWSD Board are available at the Office and on-line.
- During the October WPOA Public Meeting on October 8<sup>th</sup> candidates will be invited to informally share comments during the time allotted for Membership Concerns.
- Candidates are also invited to speak at a formal 'meet and greet' event scheduled on November 12<sup>th</sup> following the WPOA meeting.
- And lastly, candidates are invited to attend the October 1<sup>st</sup> Campground Meeting to share comments.

**Election Inspectors:** no report

**Campground** (Walt Robinson):

- The Russellville Fire Department now owns a 2016 GMC 'grass fighter'.
- Russellville's six engines were evaluated to determine what's needed to get each through the back gates.
- Robinson thanked the Chapel for sponsoring the breakfast on September 3<sup>rd</sup> which was attended by more than a hundred people.
- Robinson shared that there will be Corn Hole on September 17<sup>th</sup> at 4 pm and the Chili Contest will be on September 24<sup>th</sup> at 2 pm.
- **HELP is still needed to set up the Haunted House for the 'closed gate' Halloween Night on October 15<sup>th</sup> from 5 until 6:30 pm at the Campground. Contact Robinson at 513-290-6892 to volunteer. Donations of candy, as well as cash, are always welcomed. Drop either off at the Campground Office or the Administration Office.**
- *The gravel lot at the Campground is available for winter storage of campers and boats for a fee of \$100.*
- In response to an inquiry Robinson and Mgr. Cahall shared information related to the use of the gate at the east end of Lake Waynoka for fire vehicles.

**Civic Club** (Tony Tatman): Tatman reported that the pontoon dinner was enjoyed by 34 people on six pontoons during a beautiful evening. He also shared that Lake Waynoka sweatshirts are available. The next meeting of the Club is September 27<sup>th</sup> at 7 pm in the Lodge.

**Water Sports Club** (Vern Taylor): Taylor thanked Charlie Beard and Eric Watson for their work to make the first Lake Waynoka Car Show sponsored by the Club successful with 42 vehicles present. The Club is now planning its veterans' appreciation event at the Lounge on Veterans Day.

**Chapel** (Valerie Bullock): Bullock noted that the second Sunday of each month is always the carry-in dinner and that Bingo will be played this evening, September 10<sup>th</sup> in the Lodge at 7 pm.

**Shawnee Squaws** (Margi Borgman): The annual Craft Show is Saturday, October 8<sup>th</sup> from 9 am until 4 pm. This event is held in the Recreation Center and is open to the public. There will be Split the Pot and lots of yummy desserts to go along with a wonderful menu of sandwiches and soups. Crafters should contact Valerie Bullock to rent a space.

**Art Club** (Joanne Edwards): The next monthly meeting of the Art Club will be Monday, September 12<sup>th</sup> at 6:30 pm. The next Uncorked on Canvas is Saturday, November 19<sup>th</sup> at 6 pm. Tickets (for up to 30) will be available next month for a cost of \$25 in advance.

**Lake Committee:** (Prescilla Redick):

- The next Wednesday night bass tournament is September 21<sup>st</sup> with launch at 5:30 pm. The Fall Tournament is Saturday, September 24<sup>th</sup> and the Bass Classic (by invitation based on points earned during the Spring, Night and Fall Tournaments) is Saturday, October 8<sup>th</sup>.
- Redick thanked Roger Coker for installing reflectors on the posts beside the boat ramps at the Marina. A lamp shining down on the ramps will also be installed by the WPOA maintenance staff this winter.

- The Lake Committee is encouraging WPOA members who own properties with a shoreline to support the Russellville Fire Department by purchasing reflective lot number plates. These plates will be installed on docks or shoreline posts as lakeside location indicators for Security & fire/rescue personnel as well as friends who want to visit others on the Lake. The cost is \$25 per plate. Check the newsletter or on-line for further details. Flyers will also be available.
- Anyone interested in being a member of this committee is welcome! The last meeting of this season will be September 21<sup>st</sup> at 4 pm at the Marina.

**Unfinished Business:** In response to a request for a new phone directory Redick shared that next year, when dues notices are sent to WPOA property owners, information will be included asking whether or not they want their phone numbers included in the directory. Everyone must be given an opportunity to ‘opt out’ of sharing this information. The directory should then be available the latter part of 2017.

**New Business:**

- *A motion was made by Redick and seconded by Holt to allow a retirement party in the Lodge on September 17<sup>th</sup>, 2016 to be BYOB. A yea/nay vote was taken and the motion passed with seven votes.*
- The three motions previously read at the last WPOA meeting for public comment were presented for action. *(Please note that the motion number assigned to each motion below isn't the same as was assigned during the last meeting. jac)*
  1. Motion #259 – to approve that real estate “Sold” signs must be removed from properties within 14 calendar days of closing on the property. The property owner may be fined \$50 if the sign is not removed.
  2. Motion #260 – to rescind Motion 3 of October 8, 1988 and Motion 174 of June 9, 2007 that the WPOA will pay the cost of power line extensions for new construction where power is not already available. The WPOA will no longer reimburse a member for this cost.
  3. Motion #261 – to approve that all fines resulting from a citation must be paid within 30 days after the date of review/appeal on the citation or as directed by the citation review committee. Failure to do so will result in the member not being in good standing. All member cards and gate stickers under the member’s account will be deactivated at that time.
- Valerie Bullock (Lot 2304) asked if the Board had considered possibly sharing the cost of power line extensions for new construction with home owners. Mgr. Cahall shared the history of the motions being rescinded and the reasons that shared costs were not considered by the Board.
- See Motions and Resolutions below for further details.

**Motions and Resolutions:**

- **Motion #259** *was made by Redick and seconded by Taylor to approve that real estate “Sold” signs must be removed from properties within 14 calendar days of closing on the property. The property owner may be fined \$50 if the sign is not removed. A roll call vote was taken and the motion passed unanimously with seven yea votes.*
- **Motion #260** *was made by Buckley and seconded by Koch to rescind Motion 3 of October 8, 1988 and Motion 174 of June 9, 2007 that the WPOA will pay the cost of power line extensions for new construction where power is not already available. The WPOA will no longer reimburse a member for this cost. A roll call vote was taken and the motion passed unanimously with seven yea votes.*
- **Motion #261** *was made by Redick and seconded by Holt to approve that all fines resulting from a citation must be paid within 30 days after the date of review/appeal on the citation or as directed by the citation review committee. Failure to do so will result in the member not being in good standing. All member cards and gate stickers under the member’s account will be deactivated at that time. A roll call vote was taken and the motion passed unanimously with seven yea votes.*

**Board Concerns:** Trustee Kirk shared his thoughts on and his explanations of the discussions that he and Tony Tatman had with the Finance Committee related to the reconciliation of various financial reports of the WPOA and the work of the present auditors. Kirk and others will continue to work on these concerns.

**Membership Concerns:**

Pres. Redick requested that any members who had comments to share about ‘grandfathering’ to do so.

\*Carolyn Slater (Lot 2790): Slater shared information about the Needy Children’s Christmas Fund. She described this project as “a community effort managed by the Chapel”. The dinner to raise monies for this project will be held on October 29<sup>th</sup> at 6 pm in the Rec Center (cost - \$12 per person).

\*Rhonda Maybriar (Lot 1634): Maybriar suggested that a different colored sticker be created for jet skis and jet boats which are **not** permitted on Lake Waynoka, but are owned by property owners and used elsewhere. This sticker would allow these property owners to transport their watercraft through Security more easily.

\*Charles Porter (Lot 2047): Porter shared his concern about what he considers a discrepancy between a financial statement he had requested related to the bar/lounge and the monthly reports that are distributed at the meetings. Mgr. Cahall reassured Porter that he would share and discuss any Quicken reports (except payroll) with Porter or anyone else if requested.

\*Tom Wyatt (Lot 3194): Wyatt noted that “Paul has been extremely willing to share information”. However, Wyatt is concerned about how information about the finances of the bar/lounge is being reported to the property owners. Wyatt shared that the golfers will be playing at Buttermilk Falls every Tuesday until the snow falls. He also announced that the 2017 Lake Waynoka calendar is currently at the printer’s and should be available early October. Trustee Kirk explained some of his views about how the finances of the bar/lounge are being reported and have been reported in the past.

\*Ginny Tatman (Lot 2635): Tatman offered her opinion as to how the finances of the lounge might be reported.

\*Dennis Russell (Lot 569): Russell shared that he had discussed his questions and concerns about lake access lots approximately six months ago with the Manager and the previous WPOA President. He believes that a written response is needed. Pres. Redick noted that there are many different aspects to this issue and that the Board continues to work on how to address lake access lots.

\*Steve Rish (Lot 2895): Rish shared that on August 30<sup>th</sup> he placed copies of a letter in the mailboxes of the Board President and the WPOA Trustees which asked them “What is the Board going to do about the results of the vote we just had?”. Pres. Redick stated that this will be discussed during today’s executive session.

\*William John (Lot 2877): John asked if the Board plans to include, in the Code, the recommendations made last spring by Attorney John Jolley in regards to ‘grandfathering’. Pres. Redick stated that this will be discussed during today’s executive session.

\*Jim Meyer (Lot 2778): Meyer, as a former WPOA Trustee, shared his recollections of the discussion that the Trustees had with Attorney Jolley and whether or not Jolley’s recommendations regarding ‘grandfathering’ should be included in the Code.

\*Ginny Tatman (Lot 2635): Tatman believes that the recent vote speaks ‘loud and clear that they are not for any of the revisions proposed by the current Rules and Regs Committee’. Tatman believes that the Board needs to consider changing the Rules and Regs Committee membership.

Pres. Redick responded that there was an issue with the previous Committee just as there is now one with the present Committee and that there probably always will be. Redick noted that the members of the present Committee are chosen by its chairman whom she appointed and that she has no reason to ask him to resign.

Trustee Buckley clarified that the Rules and Regulations Committee receives guidance from the Board and what it proposes ‘is driven by the Board’. He shared his observations regarding the many hours of work that this Committee and the previous Committee have spent over the last six years correcting the document and making it ‘a good working document with the exception of a couple of major issues’. He believes that these issues are where the focus should be.

Tatman shared her views about how the work of a previous Committee was done and her displeasure with how that work was addressed by the Board that followed.

\*Tom Koch (Trustee): Koch is asked questions in the Campground and believes lies were shared and that it is the truth that needs to be shared. Koch suggested that we try to work together.

\*Roger Coker (Lot 1888): Coker noted that in the past, an outbuilding was not allowed to be built before the house, on a Lake Waynoka property. This rule was not included in the recently revised building code. Coker was told that after Cahall was made aware of this he discussed the omission with Tony Tatman, Building Committee chair, and agreed that this rule should be put back in the building code.

\*Doug Peters (Lot 3335): Peters stated that Lake Waynoka is not following the Ohio Revised Code in regards to the erection of stop signs. He noted that the proper traffic studies are not being done. Chief Ellis responded that Lake Waynoka is not a public entity, but 'a private property open to public access'. This means that the Ohio Revised Code is followed as much as possible, but that 'home rule' supersedes the ORC.

\*Valerie Bullock (Lot 2304): Bullock asked about the status of the restaurant operation and was told that it would be discussed during today's executive session. Bullock questioned the income that is being reported for the Lounge. Pres. Redick suggested that the Treasurer and the Finance Committee may review how this is reported. Bullock shared her opinion that the Rules and Regs Committee should be a bipartisan group as well as some of the items that still need to be included in the Code.

\*Steve Sears (Lot 1177): Sears volunteered to check some options to obtain a light for the pole at the boat ramps. Sears once again asked for a commitment from the Board that "the next vote on the Code be held off until next summer when there are the most people at the Lake". Pres. Redick noted that the Board has not yet decided how to react to the August 13<sup>th</sup> vote. Lastly, Sears asked if the WPOA sponsors 'Lake Waynoka Vote' on Facebook. He questioned how a recent post reflects on our community. In response, Mgr. Cahall stated that the WPOA is not responsible for the discussion on this page. Since Lake Waynoka is a registered trademark Facebook could be told to remove 'Lake Waynoka Vote' and would do so. However, all other pages (16 total) using Lake Waynoka as a part of its name would also be removed.

\*Ginny Tatman (Lot 2635): Tatman shared her close call after a stop sign was removed and then reinstalled.

\*Margi Borgman (Lot 1709): Borgman asked to whom she should talk so that the No Wake areas are reanalyzed before next summer. Pres. Redick suggested that the Lake Advisory and Lake Committees could discuss this issue with the Manager. Borgman was told that photos of those operating their boats in violation of no-wake could and should be submitted to Security.

At noon Taylor moved and Koch seconded a motion to adjourn the public meeting and go into an executive session to discuss several issues as previously mentioned. A yea/nay vote was taken and the motion passed.

At 12:45 pm the public meeting reconvened. Pres. Redick shared that the Board determined that the 'grandfathering' clause would need to be discussed in a special meeting of the Trustees because of the many different aspects of this issue. She reported that the Board also decided that because of the confidential nature of several other issues discussed during the executive session, nothing would be reported about them at this time. Redick noted that any decisions about how the Board reacts to the vote of August 13<sup>th</sup> will also be made in a special meeting.

Mgr. Cahall announced that the WPOA Board voted to sponsor a Brown County Fair special! From a group of selected lots a buyer may choose to pay \$1000 for one of the lots. This sale price of \$1000 will pay for the property, the property transfer fees, one year's dues, and no taxes through February of 2018.

**Adjournment:** A motion to adjourn the meeting was made by Holt and seconded by Yanonne. The motion passed unanimously and the meeting adjourned at 12:50 pm.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary