

Waynoka Property Owners Association

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WPOA Board of Trustees Special Meeting – Friday, January 6, 2017

President Prescilla Redick called the meeting to order at 6 p.m.

Roll Call: *Present:* Buckley, Holt, Johnson, Koch, Meese, Redick, Taylor, Yannone & Mgr. Cahall

Absent: Kirk (ex.)

This special meeting was called for a number of reasons which are indicated in bold type below:

- 1. Presentation of Lake Waynoka General Reserve Value Evaluation Report** – Four members of the Long Range Planning Committee – Dick Bankes, Terry Borgman, Mike LaPlante and Dave Patton – were in attendance. Terry Borgman presented an overview of the process the Committee followed to determine a value which the WPOA Board should try to maintain as a general reserve to cover costs in emergency situations. About sixty different risks were identified and then ranked (high, medium, and low) by probability and by consequences (impact on the community). The top twenty risks were chosen by considering probability versus consequences. The risk evaluation guidelines and assumptions under which each risk was considered and researched were shared. The earthen dam risk was researched separately because its probability is low, but the consequences could be very high. Several suggestions were made as to what the WPOA Board needs to do now that the conclusions made and information gathered by the Committee in regards to the value of the general reserve that would ‘protect’ the WPOA in emergency situations have been shared. The discussion concluded with the Trustees thanking the Committee members for offering their skills, knowledge, and experience to present the Board with a very thorough report.
- 2. Review of the Revised General Rules & Regulations (Yellow Book)** – John Buskey, Chairman of the Rules & Regulations Committee, than reviewed the Revised General Rules & Regulations (Yellow Book) with the Trustees. Changes, both additions and omissions, as well as recommendations regarding which motions might be rescinded were highlighted in Buskey’s review. The Trustees, who had all previously reviewed the document, also offered opinions and asked questions about various rules and regulations. Buskey then shared how the Revised General Rules & Regulations would be shared with the property owners. After the two motions below (#3 and #4) were discussed and passed Motion #270 to post the Revised General Rules & Regulations was also voted upon. *See Motions and Resolutions below for further details.*
- 3. Boat Rental Motion** – Mgr. Cahall shared a conversation he had recently about the rental of watercraft on Lake Waynoka. Following discussion of the inquiry Motion #268 was made by Buckley and seconded by Holt to not permit rental watercraft to be operated on the Lake. A roll call vote was taken and the motion passed. *See Motions and Resolutions below for further details.*
- 4. Motion to Regulate Employee Harassment** – The Trustees discussed the need to regulate harassment of WPOA employees and volunteer officials and the procedures that would be used to address any incidences. Following the discussion Motion #269 was made by Taylor and seconded by Holt to adopt the proposed Employee Harassment Regulation. A roll call vote was taken and the motion passed. *See Motions and Resolutions below for further details.*

5. **Review of CODE of Rules and Regulations (Blue Book)** – Due to the length of the meeting the Trustees agreed to ‘table’ this discussion until the January 9th WPOA Workshop Meeting.

Motions and Resolutions:

- **Motion #268** was made by Buckley and seconded by Holt that rental watercraft are not permitted to be operated on the waterways of Lake Waynoka unless they are rented from the Marina Operator approved by the Board.

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

- **Motion #269** was made by Taylor and seconded by Holt to adopt the following regulation on harassment of employees and volunteer officials:

The WPOA BOARD is committed to maintaining a safe and productive work environment for both WPOA employees and MEMBERS elected or appointed to serve in an official capacity. Harassment of WPOA employees and/or volunteer officials by MEMBERS, TENANTS, VENDEES or their GUESTS is expressly prohibited. In general, harassment refers to conduct that is unwelcome, offensive, makes a reasonable person uncomfortable, debilitates morale, and/or interferes with work effectiveness. It includes, but is not limited to, all forms of workplace harassment as defined by the EEOC, as well as verbal harassment characterized by profanity, bullying, intimidating, shouting or otherwise confronting (publically or privately) in an uncivil manner. The WPOA BOARD will investigate any complaint of harassment or any observed harassment as a violation subject to penalties specified in Fine Schedule 2.

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

- **Motion #270** was made by Meese and seconded by Koch to approve the WPOA Revised General Rules & Regulations (Yellow Book) dated January 6, 2017 for posting on www.lakewaynoka.com for review and comment by property owners for a review period from January 7, 2017 through February 2, 2017.

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

Adjournment: A motion to adjourn the meeting was made by Koch and seconded by Buckley. The motion passed unanimously and the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary