

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, January 14, 2017

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

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

Absent: Kirk (ex.) and Taylor (ex.)

Betty Purdin led those in attendance in the Lord's Prayer which was followed by the Pledge of Allegiance.

Minutes: The motion to approve the minutes of the December 10th, 2016, WPOA meeting as published in the January Newsletter was made by Yannone and seconded by Koch. A yea/nay hand vote was taken and the motion passed unanimously.

The Asst. Recording Secretary read the minutes of the Special Meeting on the 6th. The motion to approve the minutes was made by Holt and seconded by Buckley with an addition from Trustee Kirk that it be noted in the minutes that although the envelopes did not need to be opened, Kirk did provide absentee votes for the three motions that were passed unanimously. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): Pres. Redick shared that she is "not gravely ill and dying", even though she did have pneumonia in December. She also stated the Rec Center will *not* be closed on Sundays nor will its hours of operation be reduced because there is a lack of money. These comments were made in hopes of squelching a couple more of the rumors that are currently circulating.

Treasurer's Report as of December 31st, 2016 (Paul Cahall):

The information in the report shared below was obtained following the meeting. jac

Operating funds

- The total December operating income was \$51,427.00.
- The total operating expense for the month of December was \$26,087.00. This included a cumulative transfer from allocated assessment accounts to operating funds totaling \$110,025.00 for labor costs.
- The operating fund balance at the end of December was \$153,315.00.
- Net operating income and expense for the full year of 2016 was \$12,888 which is favorable, although not at planned levels.

Allocated Assessment Funds

- Income for allocated operating assessments in December was \$1611.00.
- Allocated assessment account expenditures in December totaled \$112,669.00 which included the transfers noted above to operating funds.
- Balance of all allocated assessment accounts at the end of December was \$156,053.00
- *Invested Funds* – Invested reserves at the end of December totaled \$296,270.00 after returning a \$25,000.00 campground electrical upgrade loan payment to reserves.

Total cash 'on hand' at the end of December was \$605,638.00.

Mgr. Cahall noted that there was more operating cash at the end of 2016 than 2015 and that no monies were borrowed in 2016. He also shared that the annual dues billings will be mailed either Friday, January 20th or

early the following week. Property owners will be given a couple of options when they pay their dues: to opt out of the new phone book if they so choose and to provide an email address to be included in 'email blasts'.

Manager's Report (Mgr. Cahall):

- The maintenance staff has been working on many winter projects: The burned out house is gone and reclamation work is being done; the new snowplow was used during a recent 'dusting'; ditches will be cleared to improve drainage flow; the gearbox on the dredging platform track hoe was repaired (\$11K); walls in the Rec Center are being painted and the floors will be stripped and re-waxed; the plumbing in the Lounge was repaired and the floor was stripped and re-waxed; and the street signs in the Camp-ground are nearly all installed.
- The Admin staff is busy 'closing out the books' and preparing the annual dues billings.
- All Security personnel and Admin staff are being training on 'sticker renewal'.
- Lastly, a new audit company, Hennekes CPA Services of Cincinnati, has been hired since the previous company was 'bought out' and will no longer be doing audits.

Security Report (Chief Wallace):

- Chief Wallace shared that one misdemeanor arrest was made in December for Domestic Violence and Resisting Arrest (same case). No new criminal trends or patterns were identified.
- Chief Wallace also shared that earlier in January an officer responded to a 'suspicious' vehicle/crash scene. While investigating the crash another officer received a burglary report. It turned out that the driver of the vehicle in the crash was the burglar! It was considered a job well done with a bit of luck!
- Both patrol cars are now equipped with radar units. The German Twp. Police Department in Montgomery County donated the unit which is identical to one already in use. Two portable radios, batteries and speaker microphones were also donated.

Events/Marketing Report (Gina Dash): Dash shared a number of activities, events and classes being provided by the WPOA during the next month or so. Information and details can be found on the Lake Waynoka website (www.lakewaynoka.com) and calendar, on the Facebook pages for Lake Waynoka as well as the Rec Center and the Lounge, in the Lake Waynoka Newsletter and calendar, in the local newspapers and many other places! Our social media coverage is expanding on Instagram. Dash noted, "Our 'ratings' and our 'reviews' on Facebook are very impressive!"

At the Rec Center the Men's Basketball Leagues on Sunday afternoons have begun. There are 'boot camp' classes for all ages in January, February and March. In February a new class called 'Pound Fitness' begins.

In February a couple of new bands will be performing at the Lounge. The Super Bowl Party Potluck will be on February 5th and the Valentine's Dance will be on the 11th from 8 pm until midnight.

Dash also announced that Trustee Yannone is organizing a Communication Committee to research ways to improve communication among Lake Waynoka property owners as well as with the WPOA Board. The first meeting will be Monday, January 16, 2017, at 10 am in the Lodge.

Other Reports:

Long Range Planning (Dick Bankes): Bankes shared the highpoints of the Committee's work:

- Updated drafts of the 2017-2021 WPOA Long Range Plan and the Budgetary Forecast are being reviewed by the Trustees.
- The Board has approved the portion of the Street Sign Project which included upgrading the street signs, location and wayfinding signs as a part of the 2017 capital budget proposal. Final costs and implementation details of the plan will be developed by Mgr. Cahall. The Board declined to provide the funding for the electronic communication boards, suggesting that "the cost for these signs (\$25K) would be better addressed by the clubs and organizations, the primary users". The Committee will pursue this suggestion.

- The conclusions and recommendations related to the General Reserve Adequacy Project were presented to the Board for consideration at its Special Meeting on January 6th, 2017.
- The Census Data Project has been completed and closed. It was concluded that although there may be some value to Federal Census data in profiling some demographics for Lake Waynoka, it only addresses full time residents who represent about a third of our population.
- The On-line Survey Software Project has been completed and closed also. At this time there is not an application that will work for our needs.

Lake Advisory (Mike LaPlante):

- LaPlante shared that the 2017 Lake Waynoka Boating and Fishing Guide was approved by the Board and will be distributed to anyone registering a watercraft this season.
- Over the next couple of months the Committee will be evaluating previously identified areas for repair or improvement of lake access areas such as common docks and boat ramps. LaPlante asked that if a property owner ‘sees something that needs attention’ to please contact him.
- The Reflective Lot Number Plates are still available. Check the Newsletter for details as to how you can support the Russellville Fire Department as well as help increase safety on the lake.
- A couple of additional members on this committee would be very welcome! The Committee meets the first Tuesday of each month at 6 pm in the Lodge.

Mgr. Cahall addressed the complaints he has received recently regarding the limited use of salt to make our roads less icy and slippery during the winter months. Salt is used at intersections and the gates, on bad curves, and in the parking lots. It is not used elsewhere because any salt used on the roads eventually ‘leaches’ into the Lake! Salt is not healthy for a fresh water lake with its many plants and animals. The limited use of salt is not a money issue; it is an environmental issue!

Mgr. Cahall also shared that the valve to the main lake remains open. The valve is open to lower the lake, at least a couple of feet, so as to possibly prevent ice damage issues (to docks, lifts, etc.) which could occur if the level of the water is too high. (The rainy weather is not cooperating with this effort.)

Building (Tony Tatman): Tatman reported that three permits – for a storage building, a boat cover and a new house – have been issued recently.

Tatman then presented two variance requests:

1. After discussion of this request *a roll call voice vote was taken to approve a variance to allow the property owner of lots #701 and #702 to dig out sections of WPOA owned common area (lot #704) for the purpose of installing docks for lots #701 and #702. Based on criteria for lake access lots neither lot #701 nor #702 is entitled to a dock due to a lack of enough existing shoreline for legal placement. The variance was **not** granted by a vote of six nay votes and one yea vote (Holt).*
2. After much discussion of a variance request by the property owner of lot #362 to allow him to dig out his shoreline to allow the installation of a boat cover and boat lift, which would be less than 40 feet from the road right of way, the request was ‘tabled’. It was decided that more detailed information is needed.

Rules and Regulations (John Buskey):

- Buskey shared that the Board approved a motion at the Special Meeting on January 6th to post the WPOA Revised General Rules and Regulations (Yellow Book) on www.lakewaynoka.com for review and comment by property owners for a review period from January 7, 2017 through February 2, 2017. This has been done and comments may be sent to the email address indicated. Receipt of the comments will be acknowledged. The comments will then be reviewed by the Committee on February 3rd and presented to the Board during its workshop meeting on February 6th.
- Several property owners shared that it is difficult to compare the revised version to the original version without having a ‘marked’ version available. The ‘marked’ version shows the additions, omissions, etc. Buskey answered this concern by stating that he would also post the ‘marked’ version of the Revised General Rules and Regulations on the Lake Waynoka website. It was also agreed that hard copies (in

black ink only) of the Revised General Rules and Regulations would be made available at the Office for property owners who do not access the website.

Campground (Walt Robinson): Robinson reported that activities are already being planned for this season.

EMS/Fire (Walt Robinson): Robinson shared that members of the Russellville Fire Department were present at the meeting and that they had parked the new fully-equipped brush truck in the parking lot. Robinson invited everyone to a dinner being held at Station 45 in Russellville on February 25th. Fund-raisers like this dinner are needed to raise monies to pay for new equipment that is being required by the State of Ohio to provide EMS/Fire service. The Department is also working to obtain grant monies, but most grants require matching funds. The Department has new members who are now taking courses for their certification.

Civic Club (Joe Farrell): Farrell reminded everyone that Lake Waynoka clothing can be purchased by calling Ginny Tatman at 446-9575. The Annual Yard Sale will be Saturday, May 20th. The 2017 calendars are still available at the Office (3 for \$10 or \$4 each).

Water Sports Club (Charlie Beard): Ten Club members made the annual trip to the VA Home to share Christmas gifts with five veterans and to enjoy a sing along, led by Scott Steele, with about thirty vets. Between fifty and sixty people attended the Christmas Eve gathering at the Lodge. Plans for the many events, which the members will sponsor in 2017, will be finalized during the monthly meeting which immediately follows the WPOA meeting today.

Chapel (Rev. Talley): Rev. Talley highlighted the many activities the Chapel congregation will sponsor over the next few months. He thanked everyone who came to the Fish Fry Fellowship last Saturday night. Rev. Talley also reminded everyone that Bingo will be held in the Lodge every 2nd and 4th Saturday night of each month through November. The monies raised go into the Chapel's Building Fund. A Women's Ministry will be held the last Friday evening of each month at 6 pm at the Chapel. They will share Bible study, support and other activities.

Shawnee Squaws (Betty Purdin): The ladies' next meeting is February 8th in the Lodge where they will share a movie and snacks. The annual Spaghetti Dinner will be in March. *A motion to allow the Squaws Spaghetti Dinner on March 8th in the Rec Center gymnasium to be BYOB was made by Yannone and seconded by Buckley. A yea/nay voice vote was taken and the motion passed unanimously.* Donations of plastic eggs and Easter candy were requested for the annual Easter Egg Hunt that will be held on Saturday, April 1st.

Art Club (Joanne Edwards): The date the Club meets each month at 6:30 pm has changed to the Monday evening following each Saturday WPOA meeting to avoid conflict with any of the WPOA workshop meetings that are held the Monday preceding the Saturday WPOA meetings. The Club's Christmas Party had a 'great turnout'. The next "Uncorked on Canvas" event will be March 18th.

Lake Committee (Prescilla Redick): The Committee is not scheduled to meet again until the third Monday in March. Everyone is invited to join the Committee and help assist with the Fishing Tournaments.

Unfinished Business: The motion related to storage buildings in the Building Code has been tabled until February.

New Business:

- **Annual Meeting** - The Annual Meetings of the WRWSD and WPOA Boards will be Saturday, April 15th. The planning has begun.
- **Capital Improvement (Special Assessment) Budget Approval** – Prior to voting on Motion #271 to approve the 2017 special assessment budget, Mgr. Cahall noted that the specific projects and the monies allotted for each are not listed in the motion. The total amount of monies appropriated for roads, the Campground, the improvement assessment fund and the Lake are given. When projects 'go out for bid' it is wise not to share, with the contractors, how much money you plan to spend on each specific project. Cahall also noted that the total amounts may not be spent. Motion #271 was made by Meese and

seconded by Yannone. A roll call vote was taken and the motion passed unanimously. *See Motions and Resolutions below for further details.*

Motions and Resolutions: Motion #271 was made by Meese and seconded by Yannone to approve the 2017 special assessment budget of \$184,375.00 for Roads, \$65,000.00 for the Campground, \$104,500.00 for improvement assessments and \$70,000.00 for the Lake. A roll call vote was taken and the motion passed with seven yeas votes.

Membership Concerns:

*Doris Kitchen (Lot #2844): Kitchen shared that the Boat Show has started. Kitchen suggested that a notice, stating that the General Rules and Regulations (Yellow Book) are on the website for review, also be included on the annual dues billings. Mgr. Cahall confirmed that this was possible and that it would be included. Kitchen has ideas on how to raise additional revenue for the WPOA.

*Tony Tatman (Lot#2635): Tatman asked if the December financial report summary, which was not available to be read during the meeting, would be included in the minutes. It was agreed that it would. Tatman asked a question about the financial report which Mgr. Cahall answered.

*Valerie Bullock (Lot #2304): Bullock clarified that only the Marina operator is allowed to rent boats. She inquired as to the status of the restaurant. Pres. Redick shared that this will be discussed in an executive session at the end of the meeting. Lastly, Bullock asked when the Board would respond to a letter, signed by several property owners, regarding the Holt dock incident. Pres. Redick shared that it is believed that the Board has already responded in regards to this situation on several occasions.

*Betty Purdin (Lot #62): Purdin stated that she was ‘very disturbed that the Board made a motion to violate the restricted covenant’.

*Dave Patton (Lot#1741): Patton encouraged everyone to “Please share your email address on the dues bills.” It is a good way to contact property owners to ‘catch opinions’ and to share information.

*Steve Rish (Lot #2895): Rish noted that the motion made at a previous meeting regarding Lot #428 was not correct. The lot number of the property is 2839 and not 428 which is the street address number. Rish congratulated Buskey and his committee for their work and then he shared that he believes the work is being done backwards because the Yellow Book is supplemental to the Blue Book and can’t be approved until the Blue Book is done. He asked if the election procedures manual, which is referred to in the foreword of the Yellow Book, would be included in the Yellow Book and shared that he would like to get a copy of the manual.

At 11:15 am a motion was made by Yannone and seconded by Koch to go into executive session to discuss the restaurant lease. The motion passed unanimously.

At 11:43 am the Board returned and Mgr. Cahall shared that Terry Huber, the present manager of the restaurant, had been notified that his lease would not automatically be renewed March 31st, 2017. Huber was told that he, as well as other individuals, would be given an opportunity to negotiate to operate the restaurant. The Board’s intent is to have a restaurant in Lake Waynoka. Mgr. Cahall noted that it is hoped that this matter will be resolved by March 1st.

Adjournment: A motion to adjourn the meeting was made by Johnson and seconded by Meese. The motion passed unanimously and the meeting adjourned at 11:45 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary