

Waynoka Property Owners Association

1 Waynoka Dr.

Lake Waynoka, OH 45171

937-446-3232

937-446-3330

WPOA Board of Trustees Meeting – Saturday, April 8, 2017

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

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

President Redick 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 March 11th, 2017, WPOA meeting as published in the March Newsletter was made by Johnson and seconded by Yannone. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): The Town Hall Meeting called for is not a WPOA event. The Meeting is being called by the two newly elected trustees.

Treasurer's Report as of March 31, 2017 (Vern Taylor):

Operating funds

- The total March operating income was \$604,922 driven by dues
- The total operating expense for the month of March was \$141,599. There was no unexpected expense.
- The operating fund balance at the end of March was \$742,154.
- Operating income for the year at the end of March was \$982,356 and that is 52% of the plan for 2017
- Expected income at the end of March to plan was 50% so we are 2% ahead of plan.
- Operating expense for the year at the end of March was \$404,588 and that is 21% of the plan for 2017. Expected was 21% so we are right on track.

Allocated Assessment Funds

- Income for allocated operating assessments in March was \$243,879 again driven by early payments.
- Allocated assessment account expenditures in March totaled \$1664 for gate counters and stone.
- Balance of all allocated assessment accounts at the end of March was \$490,248.
- *Invested Funds* – Invested reserves at the end of March totaled \$296,223.

Total cash 'on hand' at the end of March was \$1,528,626.

Manager's Report (Mgr. Cahall):

- Dredging will begin at the end of the month
- Lake valve is closed for the season
- Beach project to extend the sand to all umbrellas is awaiting drier weather. The insurance inspection requires that we remove the fencing and playground equipment at the beach.
- The wiring in the lodge will be inspected to assure that there is no aluminum wiring.
- Sign project will be with Bill's Sign. New signs at intersections until we run out of money then the remainder next year.
- Rec center, the Dectron system is not working and will be replaced
- Campground has new fence between campsites and play ground. New culvert for access to parking area

- Spring special ads go out next week
- Copies of the audit will be available to all at the annual meeting
- The reserve study will kick off next week and when available will be put on website
- Lot survey- some lots will need a special survey in order to be sold. Check the Brown County tax map to see which lots are affected.
- 69 eggs addled so far
- RFID renewal- still 2400 not renewed. Any not renewed will be turned off at 12:01 am May 1.
- Restaurant – we are running it. Soft opening 4/28 and Grand Re-opening May 5th.
- OLCA- we will host fall 2018. No host for this spring so no OLCA meeting.

Security Report (Chief Wallace):

- Chief Wallace shared that one felony domestic violence arrest, 2 citations, 3 verbal warnings, 39 service calls which is up 21%.
- Patrol boat is in water.
- Received thank you card for assistance call with Sheriff's office on Brownstown Arnheim road.
- Gate Counts: Front security 7246, Front RFID 11574, Back entrance 12017, and back exit 14210.

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.
- At the Rec Center Cardio Hunt 4/14
- Rec center closed for Easter 4/16.
- Pound class continues on Tuesday evenings. Cardio fit classes on Wednesday and Friday.
- Boot camp winners Linda Garfield and Joann Edwards
- Pool opens Friday May 26, 11am. Swim lessons begin in June. Family and adult swim nights in June, July, August.
- Lounge events are being scheduled
- Music on the green May 28 with Spearpoint Band.
- Lake Waynoka information booth will be traveling.
- Reminder to clubs to use the information forms.

Reports:

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

- Member additions of long range plan available and budget forecast available at office.
- Communications focus group meeting Monday 10 am need more volunteers
- General reserve study will be presented after meeting in May.
- 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):

- Please support Russellville Fire Dept. and order lot number signs for identification.
- Marina is open. Call for appointment before dropping off boats

- Report safety concerns in common areas.
- Light post at marina to assist in night time boat launch.

Building (Tony Tatman): Tatman reported six permits – 1 new house and a total of 6 new houses this year which equals all of last year.

Rules and Regulations (Prescilla Redick):

- The General Rules and Regulations (Yellow Book) was approved by the Board at the March 11, 2017 meeting. An index has been added and the document is posted on website under News & Info/Rules and regulations. Electronic copies have been provided to general manager and hard copies will be printed.
- Code of regulations nearly complete. Awaiting response attorney regarding questions and reviewing elections section to see if policy changes may be necessary.
- The Elections Procedures Manual, which will be vol. 3 of Rules and Regulations, is nearly complete but we will not bring it to the Board until review of the elections sections of the CODE are complete.

Organizations:

Campground (Walt Robinson): Robinson reported that campground is open. Many puddles and a large crack in pavilion. Street drains to be painted yellow for easy identification. Movie night 1st Sat at dusk, Cornhole 2nd Sat at 4pm, Karaoke not scheduled yet.

Walt questioned wording of rules. Tom Koch encouraged campers and members attend meetings.

Civic Club (Terry Borgman): Borgman announced the Back gate Flagpole and rock garden project in the turn around. Flag dedication on Flag Day or July 4. Civic club is also placing solar film on rec center windows. A yea/nay vote was taken and approved to allow the projects. Garage sale will be 5/20/17. See the newsletter for details. He reminded everyone that Lake Waynoka clothing can be purchased by calling Ginny Tatman at 446-9575.

Water Sports Club (Charlie Beard): Water Sports annual meeting. New officers, President Charlie Beard, Vice President Pat Raleigh, Secretary Sandy Beard, Treasurer Steve Johnson. Earth Day cleanup at the back gate April 30th. Open to anyone, bring trash bags and sticks with nails to help pick up. Car Show June 3rd at Little Turtle. 5 K run/walk at Marina days June 10th with Dragon Boat demonstrations. Run begins at 8 am with all proceeds to the Eastern High School track scholarship fund. Club is in the process of replacing all tables attached to umbrellas at the beach. Hope to be complete by Memorial Day.

Chapel (Rev. Talley): Rev. Talley highlighted the many activities the Chapel congregation will sponsor over the next few months. 4/9 Palm Sunday service with fellowship dinner, 4/11 Home cooked Passover meal, \$8.00/ person, \$12.00/ couple, kids < 12 free. 4/13 Communion service 7 pm, 4/14 Good Friday service 7 pm. Easter sunrise service at Chapel 7 am then breakfast and Easter Egg Hunt at 9:15. Shortened service at 10 am. Rev. Talley also reminded everyone that Bingo will be held in the Lodge tonight. The monies raised go into the Chapel's Building Fund. 4/29 Day at the races at Belltera Park 10 am. Campground breakfast 5/27 8 am. Children's Christmas dinner 9/16. Rev Talley also announced that 8 baptisms were performed last week.

Shawnee Squaws (Judy Bankes): Easter Egg hunt was held 4/1. Kids had great time. All Eggs found. Next meeting 4/12 at 10 am in the lodge. Immediately following going to Brew and View for a movie Going in Style. The Squaws will have a booth at annual yard sale 5/20. Anyone who wants to donate call Betty Purdin (937) 446-3230. There will also be a food booth. Call Valerie Bullock (513) 490-3338. All proceeds to Fireworks fund.

Art Club (Joanne Edwards): Uncorked on Canvas last month sold out and great success. Next one is third Saturday in November. Next meeting Monday 4/10 in conference room. Great fun making action figures. May meeting in conference room, Monday 5/15 at 6 pm. Making a stained glass piece price is \$40.00 for materials and \$10.00 additional for a pre-made frame. Planning free activities for upcoming season. All are welcome to join

Lake Committee (Prescilla Redick): The first tournament third Wednesday each month with first being 4/19. Spring tournament 4/29. Marina Day 6/10 from 12pm-11pm. Lake committee is in charge of Waynoka Day. First meeting 4/24 at 10 am at lodge.

Unfinished Business: NONE.

New Business:

- BYOB 5/20 for a wedding in the lodge motion 1st Taylor, 2nd Holt and a yea/nay vote was taken and passed unanimously.
- New copier/printer/fax for office from Modern Office Methods 5 year lease, Motion 1st Kirk and 2nd by Taylor, a yea/nay vote was taken and approved unanimously
- Accept bid from Brown Co Asphalt for 2000 tons asphalt at \$60.00/ton and new yellow line at \$0.11/linear foot. Motion 1st Kirk, 2nd Holt and a yea/nay vote was taken and passed unanimously.
- Replace Dectron system at rec center with AAON system for \$26,000.00 from Capital Assessment Fund. Motion 1st Holt, 2nd Buckley, a yea/nay vote was taken and passed unanimously.
- Approve starting 401K for employees through Peoples Bank. Offered to anyone who works 1000 hrs or more. 50% match up to 5% base pay and 5 years vesting. Motion 1st Kirk, 2nd Taylor and a yea/nay vote was taken and passed unanimously.
- President Redick at this time provided the following letter from the president:
As my year as president is coming to a close and after the last few monthly meetings, I have taken a considerable amount of time to revisit some of the actions and comments made during and after some of our meetings. I felt the most important job I had as your president was to listen, not comment, provide my opinions, or steer you to my way of thinking.

I have taken a page from Tom Wyatt's handbook so as not to forget anything I am going to read from my notes.

We as trustees take an oath and a line in it reads "to keep in mind as far as is possible, the best interests of the entire membership at all times". In my mind our oath requires the trustees to not take sides in a dispute but to work through it to the best of our abilities. Our abilities is key here, I know that there are others that may be brighter, sharper, and feel they are more intelligent. The fact remains we are your elected trustees, you may not agree with the decisions, may not like the decisions, but we are your trustees. If you want to make those decisions, get elected to the board. If I have heard it once, I have heard it a 100 times, that I would not have your job. I won't take the abuse that's given to trustees, you can't pay me enough to want to be a part of it. My answer is this, I did volunteer for the right to be a trustee, I, as well as the other trustees are elected by the property owners to fulfill our term. I don't think it is necessary to be treated as shamefully as we have recently and I believe that there is a place where all issues can be resolved as long as there are wishes to have it so.

For individuals to chastise the board for not standing with them in their interpretation, not only goes against the other side of the issue but asks the trustees to side with them over other property owners. Also accusing me as President for not guiding the board, alludes that I have control over other trustees to somehow mold what they think, say or do. I, as a trustee, and even President, get one vote on any matter and it is my duty as President to allow all of the trustees to speak their minds and follow their own judgement.

It seems that we have forgotten that we all live at the same place, share the same responsibilities to be kind and respectful of each other and that has gotten past us. If the board takes an action it takes it for all property owners including the trustees, so however it effects one it effects all, including your trustees.

Name calling, shouting, and mistruths are not ways to come to any civil solution. I can only speak for myself that when I took my oath it was with a sincere dedication to do the best I can to the best of my abilities and expect no less from any other trustee. I know without a doubt that I have not made any decision that I feel was harmful. I listen, weighed, and discussed the issue and as I am sure the other trustees, made the decision that we felt was right at the time.

With that in mind, please understand that the “Code” requires that the board meet as a group in regular monthly meetings to accomplish the business of the WPOA. This meeting shall be held the 2nd Saturday of each month in the subdivision, unless otherwise posted. We are required to do the business of the board.

I realize that the agenda you all are accustomed to seeing allows for committee updates/club updates/other items deemed fitting. We also allow for membership concerns and other members requests. If we cannot find a way to be civil during this portion, then I will call for a motion to adjourn. I understand you have opinions and comments, but again if they cannot be done without name calling, screaming, shouting, and talking from your seats, then we will adjourn.

Lastly, my final comment was I don't think I have ever been as upset and it was very apparent I was upset, so much so that the rumor was I ran crying from the board meeting. The reason I was upset, as I was sitting her I had a direct line of sight to Carrie Sears. I can also say without a doubt had it been my husband the group was discussing and going on and on about in the manner it was; I would not have handled it as kind and understanding as Carrie did. As a group of property owners and people as human beings we should have been ashamed of ourselves.

Membership Concerns:

*Kathy Sewell (Lot # 4015): Concerned about equipment and trees at public access areas. She suggested people donate as remembrance items. Lake advisory committee is revisiting all of those areas.

*Doris Kitchen (Lot #2844): Kitchen shared that she recommends that anyone who friended Doris Sears facebook page remove their name immediately. Announced Town Meeting 2pm at lodge 5/6. Sponsored by herself and Walt Robinson. Kitchen also expressed an issue with the Water Sports Club and was advised to take up issue with the club..

*Terry Borgman (Lot#1709): Congressman Brad Wenstrup offers American flags flown at the Capitol through his office and website. He also reminds us that the American Red Cross is available for assistance with storm damage.

*Tom Koch (Lot #0971): Koch requests that more people come to meetings to hear truth instead of lies. He is tired of confrontation and personal issues at meetings and what appears to be attacks against the board.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Redick. The motion passed unanimously and the meeting adjourned at 11:17 am.

Respectfully submitted,

Steve Meese, WPOA Secretary