

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, September 9, 2017

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

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

Roll Call: *Present:* Buckley, Holt, Johnson, Kitchen, Koch, Redick, Robinson, Taylor, Yannone & Mgr. Cahall
Absent: none

Minutes: The motion to approve the minutes of the August 12th, 2017, WPOA public meeting as published in the September Newsletter, was made by Koch and seconded by Taylor. A yea/nay hand vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): Redick noted that the Workshop meeting was held last evening due to the Labor Day holiday falling on the first Monday of the month. She asked for additions or updates, from the Treasurer, the Manager, the Security Chief and the Chairmen of the WPOA committees, to the reports submitted on Wednesday for the handout.

Redick also shared that the reports were distributed to the Trustees and property owners via an "email blast" on Friday before noon. Anyone who would like to receive "email blasts" from the WPOA needs to contact the Office Staff and submit their email address be included on this list.

These minutes include a brief summary of each report from the handout. Updates are indicated in italics. jac

Treasurer's Report as of August 30th, 2017 (Vern Taylor):

Operating funds

- The total August operating income was \$103,000.00.
- The total operating expense for the month of August was \$185,000.00 with no unexpected expenses.
- The operating fund balance at the end of August was \$527,000.00.
- The operating income for the year at the end of August was \$1,711,000.00 and that is 91% of the plan for 2017. The expected income at the end of August to plan was 84% or 7% ahead of plan for income.
- The operating expense for the year at the end of August was \$1,347,000.00 and that is 71% of the plan for 2017. The expected expense was 70% which was 1 % over budget.
- Some variation on expected percentages was expected because the restaurant was not included in the budget. Currently the higher than expected incomes are ahead of the higher expenses.

Allocated Assessment Funds

- The income for allocated operating assessments in August was \$16,000.00.
- Assessment account expenditures in August totaled \$35,000.00. These expenses were for the Dectron system in the Recreation Center (\$26,000.00) and track hoe and road repair (\$9000.00)
- The balance of all allocated assessment accounts at the end of August was \$342,000.00.

Invested Funds – Invested reserves at the end of August totaled \$346,729.00.

Total cash 'on hand' at the end of August was \$1,216,000.00.

Manager's Report (Mgr. Cahall):

- Good progress is being made dredging the Kiddie Corral area. Thanks to Frank Skidmore for volunteering to drive a dredge boat once or twice a week to help the cause.
- The maintenance staff has been around the Lake three times grinding up storm damage debris. If any property owner still needs this service, please call the Admin Office and request that your address be added to the list.
- The mowing staff is on schedule to complete three rotations around the Lake and will continue mowing as is required and as weather permits.
- The ODNR will inspect the main dam in September. The findings from this inspection (done every five years) will be reported at the next meeting, if available.
- Shoreline inspections have been done by the Manager. Letters informing property owners of shorelines in need of repair will be sent in the next week or so. The lake will be lowered between five and seven feet this year allowing time to do dock work and shoreline repair. Shoreline inspections will be done again in the spring and violations will be issued if repairs are not done.
- The contract to resurface the main pool was signed and work will begin after the 19th of September.
- The Manager was scheduled to meet on September 8th with Mike Smith from Anderson Township to discuss the proposed pickle ball courts. *Smith noted that it will not be necessary to completely resurface the courts with an 'athletic' surface. He recommended that three courts rather than four be created from one of the tennis courts. The cost will be from \$15K to \$20K depending on what is done. If the Board approves this project, it will be included in the 2018 budget and done in the spring.*
- The WPOA will have a booth at the Brown County Fair again this year.
- Work has begun on the new phone book which will, hopefully, be available by the end of the year.
- The Manager will be spending much of his time this month working on a rough draft of the 2018 WPOA budget. It will then be presented to the Finance Committee, which will be meeting weekly through the month of October, so that a recommended budget can be presented to the board in early November.
- The restaurant will be open on weekends only until the first of November. The Board will then determine a plan for next year.
- *The OLCA (Ohio Lake Communities Association) fall meeting will be the end of September. The WPOA will host the fall meeting in September of 2018.*
- *Eastern High School students enjoyed a swimming party at the Recreation Center last evening. Damages done in the bathrooms were reported by Eastern to the WPOA and the repair costs will be paid by Eastern.*
- *Work has been done at the Tomahawk Recreation area to correct the problem of the separation of the docks from the shoreline. The docks were extended to meet the shoreline. The Manager requested that property owners 'take a look' and offer comments.*

Security Report (Chief Wallace):

- In the August security report there were 89 calls for service including one arrest, ten reports, one traffic citation and seven warnings, no squad runs, one fire run, 19 animal complaints and 27 calls for grinder pump service.
- The Marine Patrol spent 60 hours on the Lake during August. Three disabled boats were towed in and three warnings were given to boater pulling skiers/tubers without spotters.
- During August a crime trend continued with two more boat battery thefts. A 'breaking and entering' to a detached garage was reported. These incidents are being investigated.

Other Committee Reports:

Long Range Planning (Dick Bankes): The Committee is reviewing the projections of WPOA expenses and capital reserves prepared by Reserve Advisors consultants. They will be preparing a recommendation for the

WPOA Boars as to how these projections could be incorporated into the annual 1 to 5 year budgetary forecasts prepared by the Committee.

Lake Advisory (Mike LaPlante): No report was submitted since the Committee did not meet this month.

Building (Pete Levermore):

- The Committee continues to work with the Trustee Chair and other selected participants, on finalizing proposed draft revisions to the present set of documents provided to property owners considering applying for a permit. The proposed revisions, once finalized, will be reviewed by the Board.
- No variances were requested in August. Fifteen permits (including two residences, one dock, one garage, two storage units, and two fences) were approved in August for a total of 80 permits in 2017.

Pres. Redick shared that she needed to announce that Pete Levermore was appointed Building Committee Chair and John Sharp and Terry Borgman were appointed as members of the Committee.

Rules and Regulations (John Buskey): The Committee chair has been working as an editorial consultant to the Building Committee as they revise the current zoning and building requirements document in preparation for Board consideration. The document will be volume 2 of the Rules and Regulations.

Election Inspectors/Nominating (Nominating Chair, Anna Clark):

- Applications for candidates for the Board of Trustees of both the WPOA and the WRWSD are being accepted. Please note the deadline: Completed applications must be received at the Office by 4 pm on Friday, September 29, 2017. Applications are available at the Office or can be downloaded from the Lake Waynoka website under "Forms and Documents". Also be sure to use the correct form as the applications for the WPOA and the WRWSD differ slightly.
- A 'Meet and Greet' for the candidates will be held after the October 14th WPOA meeting at the Lodge.
- The Election Inspectors and the Nominating Chair are working on the mechanics of including the vote on the reserves issue in this year's election process.
- Ballots will be mailed out before the end of October. They must be returned to the Office by 4 pm on November 27, 2017, for the votes to be accepted for counting.

Unfinished Business: none

New Business: Trustee Kitchen suggested that a committee be created to review charging initiation fees for 'newcomers' as a way to generate income for the WPOA. Pres. Redick directed that any information about this be shared with the Finance Committee and the Manager as an 'action item'. Kitchen also suggested that new property owners be required to sign a statement that they will abide by the rules of the WPOA and other such concerns. She was asked to share any information she has acquired from other communities about this suggestion with the Manager. It will also be reviewed with the attorney.

Motions and Resolutions: none

Community Organizations: *The deadline for submission of information for the October newsletter and other media releases is Monday at 4 pm. However, several representatives of community organizations reported information that they deemed necessary to be highlighted. jac*

Campground (Walt Robinson): The annual Trick or Treat/Haunted House event in the Campground is October 21st from 5 to 6:30 pm. **No open passes will be issued. Names of drivers must be called into Security prior to the starting time of the event. No moving vehicles (cars, trucks, golf carts, skate boards, bicycles, etc.) will be allowed to operate in the Campground from 3:30 until 6:30 pm.** All donations of candy to the Campground Office, Security or the Admin Office are greatly appreciated.

Chapel (Valerie Bullock): Tickets are still available for the Dinner for the Needy Children's Christmas Fund being held next Saturday, September 16th at 6 pm in the Rec Center.

Civic Club (Ginny Tatman): Lake Waynoka clothing will be sold following the October and November WPOA Public Meetings. These items make great Christmas gifts!

Art Club (Joanne Edwards): *Robinson made and Taylor seconded a motion to allow the Art Club to use a portion of the parking lot (at the Lodge, Lounge and Rec Center) for a sidewalk chalk event for the kids this fall. A yea/nay vote was taken and the motion passed unanimously.* Details will be determined at the Club's meeting on Monday, September 11th at 6:30 pm.

Board Concerns:

- Trustee Yannone encouraged property owners to request that their email addresses be added to the 'email blast' list, if not already there. The newsletter as well as the meeting handout will be 'blasted' monthly.
- Trustee Taylor noted that three of the six new tables under the umbrellas at the Beach are now in place, thanks to the members of the WaterSports Club.

Membership Concerns:

*Rhonda Maybriar (Lot #1634): Maybriar thanked the Manager, the Board and the Maintenance Staff for fixing the access to the docks at Tomahawk. She thanked everyone who donates their time for this community and feels fortunate to live here.

*Charles Porter (Lot #2047): Porter raised concerns about how lots have been sold by the WPOA to the WRWSD, including lots sold when the sewer plant was built. Porter also questioned the Manager about a document written by an attorney concerning his property.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Koch. The motion passed unanimously and the meeting adjourned at 10:28 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary