

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, October 14, 2017

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

Trustee Judy Yannone led those present in the invocation 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 September 9<sup>th</sup>, 2017, WPOA public meeting as published in the October 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 reminded the property owners that the handout of the October WPOA meeting agenda and WPOA committee reports was available on the speaker in front. The agenda and reports were also delivered to property owners via an 'email blast' before noon yesterday. **Anyone who would like to receive "email blasts" from the WPOA needs to contact the Office Staff and submit their email address for inclusion on this list.**
- Redick then asked for updates to the printed reports since the workshop meeting was held several days ago on Monday, October 9<sup>th</sup>. *The updates are indicated in italics in the summary of each report from the handout that is included below.* jac

#### Treasurer's Report as of September 30<sup>th</sup>, 2017 (Vern Taylor):

##### Operating funds

- The total September operating income was \$88,000.00.
- The total operating expense for the month of September was \$185,000.00 with no unexpected expenses.
- The operating fund balance at the end of September was \$438,000.00.
- The operating income for the year at the end of September was \$1,799,000.00 and that is 96% of the plan for 2017. The expected income at the end of September to plan was 88% or 8% ahead of plan for income.
- The operating expense for the year at the end of September was \$1,535,000.00 and that is 81% of the plan for 2017. The expected expense was 78% which was 3% over budget.
- Currently the higher than expected incomes are ahead of the higher expenses.

##### Allocated Assessment Funds

- The income for allocated operating assessments in September was \$14,000.00.
- Assessment account expenditures in September totaled minus \$2300.00. This was due to a reimbursement from operations for budgeted expenses.
- The balance of all allocated assessment accounts at the end of September was \$357,000.00.

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

Total cash 'on hand' at the end of September was \$1,142,000.00.

### Manager's Report (Mgr. Cahall):

- The Admin Office will start winter hours in November. The Office will NOT be open on Saturdays from the first Saturday in November until the first Saturday in March.
- Good progress is being made dredging the Kiddie Corral area. Most likely work will continue in this general area until the equipment is pulled out of the lake during the first half of November. *The dredging machine was taken 'off the water' last Wednesday to make a hydraulic line repair. Work resumed on Friday.*
- The maintenance staff has been installing extensions on docks to give fishermen and boaters better access from the shore. The plan is to replace the docks at Geronimo over the winter.
- The ODNR inspected the main dam last month. There were no major areas of concern. They did request that some sealing work be done on the spillway and that brush be removed from the emergency spillway. The dam will be inspected again next year to align the WPOA's inspection with other dams in the area. (The inspections are done on a five year cycle.)
- Shoreline inspection letters informing property owners of shorelines in need of repair were sent. Any property owner with questions about this notification is asked to contact Mgr. Cahall. The Board authorized \$10K to spend on shoreline upgrades of WPOA owned properties this winter. New signs will also be installed in the recreation areas.
- The work of resurfacing the main pool continues and should be completed by the 20<sup>th</sup> of October. There will be a slight increase in the cost of the repairs because more of the surface had to be removed and patched than originally anticipated.
- The lake will not be lowered before November 15<sup>th</sup>. However, the valve may be opened at any point after that date.
- The booth at the Brown County Fair was a great success. Several of the inventory lots were sold to new members. All of the 43 lots purchased at the Brown County Auditor's sale last November have now been sold and mostly to new members.
- Work continues on the 2018 budget. The Manager and the Finance Committee are meeting every Monday. Their goal is to present a recommended budget to the Board by the first of November.
- ***The restaurant is now closed for the winter.*** The floor of the kitchen will be replaced over the winter. The Board is currently discussing the future of the restaurant and all options are 'on the table'.
- ***PLEASE, DO NOT BLOW LEAVES INTO THE LAKE THIS FALL OR ANY TIME.***
- *Cahall then shared: "These thoughts came to me recently... This is just some advice related to the budget. Remember: The WPOA does not create money anywhere. It all comes out of your pocket or your friends' pockets. So when you ask the WPOA to do something - whatever it is – think to yourself... Is this something that I should ask my neighbor to help me pay for?"*

### Security Report (Chief Wallace):

- In the September security report there were 47 calls for service including one arrest, six reports, two traffic citations and two warnings, five squad runs, no fire runs, 15 animal complaints and 12 calls for grinder pump service.
- The Marine Patrol spent 43 hours on the Lake during August with additional patrol by the Russellville Fire Department during the Labor Day weekend fireworks. Two disabled boats were towed in.
- During September two domestic violence investigations were conducted and charges may be filed once the investigations are completed. **The issue of dogs running at large through the community has been brought to the attention of the Security Office. Dogs must be confined per Ohio Revised Code 955.22. The WPOA also addresses this through Rules and Regulations section II, subsection 1 – pets. A WPOA property owner could be issued a summons under either section if their dog is not confined.**

## **Other Committee Reports:**

**Long Range Planning** (Dick Bankes): The Long Range Planning Committee is developing a report merging the WPOA 1 to 5 Year Budgetary Projection, covering forecasted capital and operating expenses, with the Reserve Advisers Consultant's more comprehensive report. (The full report is available on the Lake Waynoka website.) The two forecasts will then be reconciled and a new 5-year forecast, covering 2018 – 2022, will be submitted for Board review. The Committee is also identifying issues to be addressed as we begin the transition to a 30 year planning cycle.

## **Lake Advisory** (Mike LaPlante):

- The Committee would like to thank the WPOA Board, Lake Manager, and maintenance personnel for fixing the docks at Tomahawk and Little Crow. Our boaters and fishermen can now access their watercraft safely.
- In regards to some fishermen complaining that 'there not as many fish or large fish are being caught', please remember that the Lake Waynoka Boating and Fishing Guide addresses our Fishing Regulations. This guide includes minimum size and daily limits for each species of fish. The Committee is also considering other actions to help enforce the limits identified in the guide.
- The Committee is reviewing the Lake Waynoka Boating and Fishing Guide in preparation for the January 2018 distribution. Specifically, high water and lake lowering periods for 'no wake' restrictions are being reviewed. They will be working with the Lake Manager to develop a procedure for notifying boaters when "No Wake Conditions" affect use of the lake.
- **The Committee strongly reminds property owners and landscapers to not blow leaves and grass clippings into the lake during fall clean up or at any other time of the year.** Leaves and lawn clippings provide the lake with excess phosphorus and decaying nutrients. Excess phosphorus causes increased algae growth which is not desirable vegetation in our lake.
- If anyone sees something that might be a safety concern in or around the lake common areas, please Chairman Michael LaPlante (937-689-7604 or laplantema@gmail.com).

**Building** (Pete Levermore): No variance requests were submitted to the Committee in September. Seven permits (including one residence, one dock, one storage building, and one fence) were approved in September for a total of 88 permits in 2017.

**Rules and Regulations** (John Buskey): The Committee chair continues to work 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 from seven candidates for the WPOA Board of Trustees were received and approved: Kenneth Crank, Jenny Ellis, Eric Kirk, Prescilla Redick, John Sharp, Steve Von Wahlde, and Michael Woods. *Please note that Michael Woods withdrew his application during the 'Meet and Greet' for candidates following the meeting.*
- Applications from three candidates for the WRWSD Board of Trustees were received and approved: Jim Bridges, John Buskey, and Pete Levermore. Since the number of candidates is the same as the number of vacancies, they 'win' their seats by acclamation.
- A 'big' thank you goes to all of the candidates for their willingness to serve our community. Thanks is also extended to those trustees whose terms are expiring and are not running again: Tom Beresford, Todd Holt, and Vern Taylor. All of the time and effort given on behalf of all of the property owners at Lake Waynoka is appreciated!
- The Committee is working on compiling the ballot packet and how to include the vote on the reserves issue in this year's election process. Ballots will be mailed before the end of October and must be returned to the Office by 4 p.m. on November 27<sup>th</sup> for the votes to be accepted for counting. Whether or

not a ballot is mailed or dropped at the Office, a property owner's **lot number MUST be on the outer envelope.**

#### **Unfinished Business:**

- Mgr. Cahall shared the details of a variance request which was brought before the Board during the Workshop Meeting on October 9<sup>th</sup>. *Holt moved and Buckley seconded a motion to approve the variance requested by the property owner of lot #2890 to dig out an area of approximately 30' x 10' of lake access lot #2893 to allow for a dock extension (contingent upon the Building Committee's approval).* Pres. Redick opened the floor to questions and discussion. After a lengthy discussion of thoughts shared by both Trustees and property owners a roll call vote was taken. *The motion failed with 6 nay votes (Redick, Yannone, Johnson, Koch, Kitchen, and Robinson); 2 yea votes (Holt and Buckley); and 1 abstention (Taylor).*
- Trustee Kitchen once again shared that she believes that 'an initiation fee needs to be looked at for new property owners'. Pres. Redick requested that Kitchen share her information with the Board, as was previously requested at the September meeting. She asked Kitchen to prepare a presentation for the Board to be given during the next workshop meeting as an 'action item'. Treasurer Taylor asked that the same information be made available to the Finance Committee. This suggestion will be discussed during the November workshop meeting.

#### **New Business:**

- *Buckley moved and Koch seconded a motion to allow the WaterSports Club to hold a BYOB event at the Lodge on Sunday, October 15<sup>th</sup>. A yea/nay vote was taken and the motion passed unanimously.*
- *Koch moved and Holt seconded a motion to allow a wedding reception to be held in the Rec Center on Saturday, October 21<sup>st</sup> to be BYOB. A yea/nay vote was taken and the motion passed unanimously.*
- Property owner, Terry Borgman, a local disaster volunteer for the American Red Cross, introduced Ed Helphinstine who is in charge of Disaster Management for Region 4 in Ohio which includes Brown County. He shared that the responsibilities of the Red Cross are to help communities prepare for disasters, to respond to disasters, and to recover from disasters. Brown County has only two volunteers! Contact Borgman or the American Red Cross if interested in helping this organization meet the needs caused by local disasters such as house fires, tornadoes, flooding, etc.

#### **Motions and Resolutions:** none

**Community Organizations:** *The deadline for submission of information for the November newsletter and other media releases is Monday at 4 pm. The Office Staff appreciates the cooperation of all of the clubs to share the events and activities held in Lake Waynoka. Several representatives of the community organizations then reported information that they deemed necessary to be highlighted.* jac

**Civic Club** (Terry Borgman): The Civic Club members are raising funds to assist the fire departments serving Lake Waynoka. Recently a generator was donated to the Sardinia Fire Dept. to equip one of their fire trucks. On October 31<sup>st</sup> at the Club's annual dinner a check for \$1500 will be presented to the Russellville Fire Department to help equip their new rescue boat. Monies raised from the sale of the annual calendars and Lake Waynoka clothing items provide these donations and others given toward such causes as the Haunted House at the Campground.

**Campground** (Walt Robinson): Robinson reminded everyone that the annual Trick or Treat/Haunted House event in the Campground is October 21<sup>st</sup> 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.**

He thanked the WaterSports Club for its candy donation; Gina Dash, the WPOA's Events Director, for the help she has provided in the planning; and the Russellville Fire Dept. for its participation during this event.

**WaterSports Club** (Vern Taylor): All of the umbrellas at the Beach now have new tables at a cost of \$16,500.  
**Russellville Fire Dept.** (John Manning):

- Manning invited everyone to a Veterans Day dinner on November 11<sup>th</sup> at 5:30 pm which will be held at the Russellville Firehouse. Vets may eat free. A euchre tournament will follow the dinner.
- The Department has received several grants totaling about \$300K to purchase equipment. The cost to equip one fireman runs between \$5K and \$6K.
- Manning emphasized that there is a fire truck 'running out' of the sub-station in Ashridge. He suggested that any questions regarding the new District Fire Service be directed to Chief Neu.
- He thanked everyone for all of the support given to the Department by the people of Lake Waynoka.

**Board Concerns:** none

Pres. Redick invited everyone to meet the WPOA Trustee candidates during the 'Meet and Greet' following this meeting.

**Membership Concerns:**

\*Carolyn Slater (Lot #2769): Slater thanked everyone for their support of the Christmas for the needy children project. The dinner and auction raised over \$13K and donations continue to be given. Slater shared that she will be stepping down as chairperson of the project after this holiday season.

\*Joanne Edwards (Lot #473): Edwards noted that 39 tickets have already been reserved for the Art Club's Uncorked on Canvas event in November.

\*Mike Woods (Lot #273): Woods raised his concerns and asked questions about several topics including the inclusion of a place for an examiner to sign off on building permits; the reason monies were returned to the WPOA by Workman's Comp; the need for the Ohio Dept. of Natural Resources to patrol our lake; the status of the restaurant; and whether or not the WPOA would be liable if there is an accident on the lake during an event sponsored by a club.

\*Ginny Tatman (Lot #2635): Tatman announced that the Civic Club was selling Lake Waynoka clothing in the back of the room after the meeting.

\*Charles Porter (Lot #2047): Porter believes that the property owners should be given more detailed reports of the WPOA's finances. He was told that any report can be requested and that the WPOA is audited annually without negative findings. Porter also asked why his variance request had not yet come before the Board. It was explained that the Board believes that it is his responsibility to take the next step in this process.

Mgr. Cahall responded to statements made about the ODNR and requests for them to patrol the lake. He stated that the ODNR has never been told not to come into Lake Waynoka and that they are always welcome.

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

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary