

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, February 10, 2018

President Prescilla Redick called the meeting to order at 10:00 a.m. Redick noted that this meeting would not be recorded as some of the equipment was missing (?).

Trustee Judy Yannone led those present in the invocation which was followed by the Pledge of Allegiance.

Roll Call: *Present:* Buckley, Johnson, Kitchen, Koch, Redick, Robinson, Taylor, & Yannone

Absent: Holt (ex.) & Mgr. Cahall (ex.)

Minutes: The motion to approve the minutes of the January 13th, 2018, WPOA public meeting as published in the February Newsletter, was made by Koch and seconded by Taylor. A yea/nay voice vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): Redick asked for updates to the printed reports since they were submitted for distribution on Wednesday, February 7th. *The updates are indicated in italics in the summary of each report from the handout that is included below.* jac Please note: Anyone who would like to receive an "email blast" of the report summaries, on the Fridays prior to the meetings, needs to contact the Office Staff to submit their email address for inclusion on this list. jac

Treasurer's Report as of January 31st, 2018:

Operating funds

- The total January operating income was \$85,000.00.
- The total operating expense for the month of January was \$135,000.00 including the annual property taxes of \$16,000.00.
- The operating fund balance at the end of January was \$184,000.00.
- The operating income for the year at the end of January was \$85,000.00 and that is 4% of the plan for 2018. The expected income at the end of January was 6%; so the WPOA is 2% under budget.
- The operating expense for the year at the end of January was \$135,000.00 and that is 7% of the plan for 2018. The expected expense was 8%; so the budget is 1% under expectation.

Allocated Assessment Funds

- The income for allocated operating assessments in January was \$14,400.00.
- Assessment account expenditures in January totaled \$2,500.00 for the dock work being done.
- The balance of all allocated assessment accounts at the end of January was \$219,259.00.

Invested Funds – Invested reserves at the end of January totaled \$372,652.00.

Total cash 'on hand' at the end of January was \$776,364.00.

Manager's Report (Prescilla Redick):

- The Admin Office staff has sent out the billing for 2018 and are now preparing for the annual audit. Cards and RFID car passes may be renewed any time after a property owner's 2018 bill is paid either over the phone or in person. As the season gets closer, the lines will get longer; so don't wait to pay!
- The maintenance staff continues to work on the winter projects. *The work on the docks at Geronimo is nearing completion; the shoreline protection is in place. Work is now being done on the dock at the Marina.* The ramp is completed and the lines will be painted in the near future.

- *Maintenance Supervisor, Randy Pike, retired. The position is being advertised and applications will be accepted until February 16th, 2018.*
- *Rock for shoreline protection has been positioned around the lake. When weather permits, the rock will be placed on the shorelines.*
- *The Administration Office will reopen from 8 am until noon on Saturdays beginning March 3rd.*
- *The upgrades in the Restaurant are completed. Any other work that will be done will be in preparation for an opening.*

Security Report (Chief Wallace):

- In the January security report there were 52 calls for service including one arrest, six reports, no traffic citations, five warnings, five squad runs, two fire runs, 8 animal complaints (5 dog and 3 other), 30 calls for grinder pump service and 400 security checks.
- During January one arrest was made for a misdemeanor child support warrant. The Security personnel dealt with inclement weather leading to many disabled vehicle calls and two traffic crash reports. Thanks to the Maintenance Staff for keeping the entry and exit gates clear and salted.
- The rear RFID entrance gates still experienced a few problems in the extreme cold weather.
- The ballistic vest purchased for former Ranger Amole was sold to the Aberdeen Police Department for his use at that agency. Eli Lawrence and Kristen Gross have been hired as part-time security officers. Chief Wallace has been participating in a county-wide law enforcement education committee. Four 8-hour training days have been scheduled for 2018 and curriculum has been developed based on the most important needs of law enforcement officers in Brown County. The committee is seeking corporate sponsorship for funding training items, instructional costs and for food and beverages during the training. Dan Katt from Rumpke is the contact if interested in assisting with these needs.
- **Warning:** Be watchful of fraudulent credit card accounts, financial documents and income tax paperwork as financial institutions and the IRS are seeing a spike in identity theft cases due to the security breaches of Equifax and other businesses/companies.

Other Committee Reports:

Long Range Planning (Dick Bankes):

- The Committee has begun the project to adopt a thirty-year expense and planning horizon based on the 2017 reserve study. One key purpose of this a long-term projection to get a better feel for the adequacy of the assessments over an extended period compared to a shorter five-year term.
- The Long Range Planning web page is being updated with a listing of current Committee members. Website links to recent publications of the Committee and other reports of note are also being reviewed.
- The five-year capital expense budgetary forecast for 2018-2022 has been reviewed by the WPOA Board and accepted as final. Copies are available at the Office as well as on the Lake Waynoka website for review of the actual costs projected for each project. Please note that year 2018 expenses reflect the actual WPOA approved capital budget using the current rates per member approved by the membership and the Board. The years 2019-2022 reflect unapproved estimated expenses which may change from year to year as cost estimates, schedules or priorities change.

Below are summaries of the Capital Assessment Account Forecasts for 2018:

Lake Assessment Account: The WPOA has approved projects for 2018 which include the rebuilding of the Geronimo docks, the renovation of the Bathhouse on the Beach, the rebuilding of the boat ramp at the Marina, the annual program to dredge the lake, an allowance to repair WPOA docks, to repair shoreline protection and to complete necessary dam repairs.

Road Assessment Account: The WPOA Board has approved projects for 2018 which include 2-3 miles of asphalt paving, asphalt crack sealing of roads, asphalt road repair as necessary, completion of street and way finding signs, and culvert replacement installation as necessary.

Capital Assessment Account: The WPOA Board has approved projects for 2018 which include renovation of the WPOA phone system, upgrade of the equipment at the Rec Center, replacement of pool filters, repair of the tennis court and the addition of four pickle ball courts, a new truck, replacement of one third of the pool furniture and the expansion and renovation of the Security Building.

Lake Advisory (Mike LaPlante): no report – The February meeting will be February 20th at 7 pm in the Lodge.
Building (Pete Levermore): No variance requests were submitted to the Committee in January. Thirteen permits (including three new residences, eight docks, one garage and one storage building) were approved in January for a total of 13 permits thus far in 2018.

Rules and Regulations (John Buskey):

- Information about the Rules & Regulations Committee (authority, responsibility, work, members) has been posted to www.lakewaynoka.com as requested at the last meeting. There is a link to the page under “News & Notices.”
- The revised CODE of Regulations dated 12-06-2017 was distributed to the Board in January and discussed briefly at the Workshop on February 5th. The Board will consider a motion on February 10th to approve the CODE for review by property owners. *See Motions and Resolutions below for further details. jac* The Revised CODE includes all changes approved by the BOARD since the public vote in August 2016; some of those changes were reviewed by Mr. Jolley.
- If approved for review, the CODE will be posted at www.lakewaynoka.com under “Rules and Regulations,” and a link will be provided in the “News & Notices” section. On the CODE title page are instructions on how to submit comments or questions to the Rules & Regulations Committee for discussion at the public Roundtables in March and April. At this time there is one pending minor change to the CODE; other proposals may arise as the Initiation Fee process moves forward.
- *See New Business below for further information about the review of and the vote for the revised CODE of Regulations. jac*

Election Inspectors/Nominating: none

Unfinished Business: none

New Business:

- *Taylor moved and Koch seconded a motion to approve requests by the Lake Waynoka WaterSports Club and the Annual Meeting Committee that their respective meetings (the WaterSports Club Annual Meeting on March 11th, 2018 in the Lodge and the WRWSD/WPOA Annual Meeting on April 21st, 2018 in the Rec Center) be BYOB. A yea/nay vote was taken and the motion passed unanimously.*
- Lt. John Manning of the Russellville Fire Dept. then shared several items of interest.
Manning presented the Board with a copy of the 2016 Brown County Multi Hazard Mitigation Plan. This plan is a guide as to how the various entities of Brown County should deal with the impacts of possible natural and technological hazards in our area.
Several of the pieces of new fire equipment purchased with the FEMA grant were described and would be available for sharing with the property owners following the meeting.
Manning noted that space heaters should be unplugged when not in use and that dryer vents need to be cleaned regularly. Otherwise, both can be fire hazards.
Property owners should feel free to contact Manning with questions or concerns. Mileage checks from the substation in Ash Ridge to residences in the Lake are being done upon request in an effort to possibly reduce costs in insurance premiums.
- Rules and Regulations Committee Chair, John Buskey, shared some of the details in a draft schedule for reviewing and voting on the WPOA’s CODE of Regulations. After the Board approves the CODE for review by the property owners (Sat. Feb. 10th), it will be posted on the website and hard copies will be available at the Office (Mon., Feb. 12th). Then three roundtables will be held to allow for public

discussion of the CODE by property owners: Saturday, March 17th at 10 am in the Lodge; Saturday, April 14th at 11 am following the WPOA Meeting in the Lodge; and Saturday, April 28th at 10 am in the Lodge. Comments may be submitted on-line prior to the roundtables for discussion during Q and A sessions. Following the third roundtable possible changes will be reviewed by the Rules and Regs Committee as well as an attorney, if necessary. The Board will then review these changes and vote to approve them. The vote of the property owners will be done sometime this summer. Each property owner will receive a copy of the revised CODE and a ballot in the mail. For the CODE to be approved, 60% of the property owners must vote for its approval. Motion #281 was then made and seconded to approve the Revised CODE of Regulations for presentation to the property owners for their review and comments. The motion passed unanimously by a roll call vote. *See Motions and Resolutions below for further details. jac*

- Next Buskey presented Motion #282 to the property owners present at the meeting for discussion. It was written to clarify the WPOA Tenant Charge (Article II, Sub-section 2.2). Following comments from Steve VonWaldhe (Lot #4011), Jim Meyer (Lot # 2894), Danny Bulp (Lot #745) and Tony Tatman (Lot #2635) it was agreed by the Board and the property owners that Motion #282 should be tabled to further discuss and review the wording of the motion.

Motions and Resolutions: Motion #281 was made by Buckley and seconded by Taylor **to approve the Revised CODE of Regulations, dated December 6, 2017, for presentation to Property Owners for their review and comments.** A roll call vote was taken and the motion passed unanimously with 8 yeas votes.

Community Organizations: *The deadline for submission of information for the March 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*

Campground: none

Civic Club: none

WaterSports Club: none

Chapel: none

Shawnee Women's Club (Betty Purdin): The annual Spaghetti Dinner is on March 14th in the Rec Center. The Easter Egg Hunt is Saturday, March 24th at 1 pm. Donations of wrapped candy were requested and may be left at the Office or given to any member of the Club. All donations are greatly appreciated.

Book Club (Joy Ackley): The Club is waiting to know if the Board will allow the group to turn the small meeting room into a library.

Art Club (Joanne Edwards): Tickets (\$25 each) are now available for the next Uncorked on Canvas being held March 24th.

Lake: none

Pres. Redick reminded those responsible to provide updates to the information about each committee, organization, or club on the Lake Waynoka website. The website needs to be 'constantly reviewed and kept accurate' to provide correct information for all present and prospective property owners.

Board Concerns: Trustee Kitchen asked for a clarification as to whether or not the Initiation Fee Committee needed to be created with Board approval. Pres. Redick shared that since it is an advisory committee the WPOA President may designate its existence as an ad hoc committee of the Board. This was done in October of 2017.

Membership Compliments and Concerns:

*Larry Channell (Lot #1841): Channell asked when the boat ramp and dock repair at the Marina would be completed. He is concerned about harm to the lake vegetation and animal life. Channell noted that he has counted over fifty potholes in Pool Koontz Rd. which goes from the back gate to Rt. 32. He suggested that everyone contact the County about this problem. It was noted that possibly three different townships maintain this road!

Channell then asked what can be done to improve the internet service. Suggestions included contacting the Ohio Attorney General and the PUCO as well as paying for a 'hot spot'.

*Mike Woods (Lot #273): Woods shared his concern about how his neighbor's problem – accidentally locking her keys in her car with her child inside – was resolved after Security was contacted. From the discussion that followed it was determined that **the best way to handle any situation of an emergency nature is to call 911. Do NOT call Security first. Security, as well as the appropriate emergency personnel, will be informed of the situation by the 911 dispatcher.** He also shared a concern about the number of people running the stop signs in the Lake.

*John McDulin (Lot #689): McDulin was pleased to share that Lake Waynoka was recently ranked #1 of four lake communities in southwest Ohio on www.lakefrontliving.com. This was shared on Facebook several times.

At 10:58 am Taylor moved and Robinson seconded a motion for the Board to go into Executive Session to hear and discuss the Initiation Fee Committee's report presentation. A yea/nay voice vote was taken and the motion passed. At 11:36 am Taylor moved and Koch seconded a motion to end the Executive Session. A yea/nay voice vote was taken and the motion passed.

Pres. Redick announced that the missing sound equipment had been located. She also thanked the Initiation Fee Committee for their informative presentation. Several action items were determined. Further discussion about these items will occur during the March workshop meeting.

Adjournment: A motion to adjourn the meeting was made by Koch and seconded by Robinson. The motion passed unanimously and the meeting adjourned at 11:37 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary