

Waynoka Property Owners Association

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

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

President Redick turned the meeting over to representatives of the Sardinia Fire Dept. who shared an extensive amount of information about the proposed Eastern Joint Fire & EMS District which will be on the May primary ballot for approval by Lake Waynoka voters living in Franklin Twp. Note that this vote does not cause any changes to the present Fire and EMS coverage for Lake Waynoka property owners in either Franklin Twp. or Jackson Twp. (Sardinia provides Franklin Twp. with both Fire and EMS coverage and Russellville provides both Fire and EMS coverage in Jackson Twp.) Representatives from the Russellville Fire Dept. as well as two of the Franklin Twp. Trustees also shared information during the Q & A discussion. Property owners were encouraged to contact either Fire/EMS Dept. or the Twp. Trustees if they have further questions.

Minutes: The motion to approve the minutes of the February 10th, 2018, WPOA public meeting as published in the March Newsletter, was made by Koch and seconded by Buckley. 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, March 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 February 28th, 2018:

Operating funds

- The total February operating income was \$239,000.00 which mostly came from annual dues payments.
- The total operating expense for the month of February was \$124,000.00 with no unexpected expenses.
- The operating fund balance at the end of February was \$303,288.24.
- The operating income for the year at the end of February was \$398,000.00 and that is 19% of the plan for 2018. The expected income at the end of February was 16%; so the WPOA is 3% over budget.
- The operating expense for the year at the end of February was \$313,000.00 and that is 14% of the plan for 2018. The expected expense was 14%; so the budget is as expected.

Allocated Assessment Funds

- The income for allocated operating assessments in February was \$84,000.00.
- Assessment account expenditures in February totaled \$38,500.00. This included \$27,000.00 for the boat ramp and \$4,000.00 for insulation in the Recreation Center.
- The balance of all allocated assessment accounts at the end of February was \$272,361.58.

Invested Funds – Invested reserves at the end of February totaled \$372,760.37.

Total cash 'on hand' at the end of February was \$948,410.19.

Manager's Report (Paul Cahall):

- The Administration Office is now open on Saturdays for the season from 8 am until noon.
- 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. They have started work on the remodel of the beach bathrooms. That work should be completed sometime in April. A port-a-let has been installed in the area temporarily. A flag pole will be erected on the beach to indicate high water conditions. A 'way' to wash sand from feet will also be installed.
- The recent wind storm caused damage to the roofs of the Campground Office and the Marina Building. Insurance will cover the cost of replacing these roofs sometime during the next couple of weeks.
- New insulation was installed in the Recreation Center. The roofers are evaluating how to vent the area and how to prevent possible leaks.
- New lights were installed around the front gate. They are LED lights and should provide longer service at less cost.
- Dredging will begin after the lagoon has been drained and the lake returns to full pool around mid-April.
- The contract to recondition the tennis court area and to convert one of the courts into four pickle ball courts has been accepted. The project should be completed sometime in June.

Security Report (Chief Wallace):

- In the February security report there were 37 calls for service including no arrests, two reports, no traffic citations, four warnings, four squad runs, no fire runs, 9 animal complaints (5 dog and 4 other), 6 calls for grinder pump service and 645 security checks.
- During the month of February, Sgt. McKinzie investigated a credit card theft from a resident in which their card information had been "skimmed" and a card had been "cloned". We were able to retrieve video footage and documents from several retailers where the card had been used. Unfortunately, the suspects have yet to be identified, but they appear to be part of a larger theft ring. We have forwarded the information on to the Mason Police Dept., Lebanon Police Dept. and the Washington Courthouse Police Dept. as those were the location where the cloned card was used.
- We are currently in the process of scheduling CPR training for security personnel and other WPOA employees who wish to attend. NARCAN training for security officers who wish to volunteer to learn the application process and procedures is also being scheduled.
- We are planning to upgrade our radio antenna at the Security Office as well as the scanner antenna in March. Both antennas were donated anonymously.
- A new LED light bar and a new mobile radio are scheduled for installation on the patrol boat during March in preparation of the upcoming boating season.
- We will be posting the open full time position and the two reserve Ranger positions during March. It is hoped that all are filled by the end of the month.

Other Committee Reports:

Long Range Planning (Dick Bankes):

- The Committee is focusing its efforts on requirements discovery and analysis for the development of an updated WPOA thirty year planning forecast, based on the Reserve Advisors 2017 Reserve Study model. This will address forecasted assessment revenues, infrastructure and improvement project expenses and cash flow analysis for the Improvement, Lake and Roads reserves.
- The team is also implementing a collaborative work environment for project documentation using the free Microsoft OneDrive product. If proven useful and beneficial, the team will advocate this product in the future to any other WPOA Committees that might have similar needs.

- *President Redick noted that the Board will review the current list of projects created by the Committee for 2018 during the April workshop meeting.*

Lake Advisory (Mike LaPlante):

- Research related to boating and safety issues on Lake Waynoka continues. In the next several months a working group of concerned parties will be gathered to determine how boating can be done more safely, while protecting the shorelines and accommodating a variety of boating activities. As the use of the Lake continues to grow and the number and different types of boats increase, it is necessary to be proactive and to ensure the Lake Waynoka community continues to be a desired place to live.
- Research related to the fish habitats and the fish attractors in the Lake continues. There are insurance concerns which will be discussed with the WPOA's insurance agent. The Committee is checking with other lakes to possibly find a 'work-around'. The Lake Committee will be working with the Lake Advisory Committee due to the knowledge of the Lake that some of their members have.
- Since there has been a lot of rain and the lake's level has been up and down several times it would be a good idea to check all electrical lines on docks. Test the GFCI (ground-fault circuit interrupter) outlets to ensure they are working properly.
- Dave Stall is welcomed by the Committee as its newest member.
- Please let a Committee member (Michael LaPlante, Chair; Doris Kitchen, Trustee; Roger Coker; Steven Rish; Kathleen Sewall; Frank Skidmore; and Dave Stall) know of any safety concerns in and around the lake common areas.

Building (Pete Levermore): No variance requests were submitted to the Committee in February. Eight permits (all for docks and related structures) were approved in February for a total of 21 permits thus far in 2018.

Rules and Regulations (John Buskey):

- The Committee sent a request to Attorney John Jolley requesting an interpretation of ORC 5312.10, regarding whether or not the Board can set different fees for property owners. A response has not yet been received.
- The Committee Chair worked with Mr. VonWahlde, Chair of the Initiation Fee Committee, on language for the Covenants and CODE regarding the initiation fee.
- The R & R Committee met March 5th to discuss changes to the Covenants and the CODE. Some changes were approved, while others will be considered when Mr. Jolley's response on ORC 5312.10 is received.
- After the Board approves amendments to the Restrictive Covenants, a special member meeting to vote on the amendments will be scheduled.
- **Members are reminded that there will be a Roundtable discussion session on Saturday, March 17th at 10 am in the Lodge** as posted on the www.lakewaynoka.com website. See News & Notices for a link to the revised CODE. This is an opportunity for members to ask questions and to comment on the CODE. There will also be two other Roundtables on the CODE on April 14th and 28th.
- At the March 5th Board Workshop, the Chair discussed with the Board the estimated cost of printing and sending a copy of the revised CODE to all 1600 WPOA members as part of the voting process.

Election Inspectors/Nominating: none

Unfinished Business:

- During the February meeting Motion #282, written to clarify the WPOA Tenant Charge, was tabled to allow the Rules and Regs Committee time to further discuss and review the wording of the motion. The reworded/revised version of the motion was read. After further discussion with several property owners who shared concerns about the new wording, Taylor moved and Johnson seconded Motion #282 that the WPOA Tenant Charge shall be equivalent to the amount of MEMBER Dues for the year in which they

become a Tenant. A roll call vote was taken and the motion passed with seven yea votes and two nay votes (Kitchen and Robinson). *See Motions and Resolutions below for further details. jac*

- Everyone was reminded to call the Office by April 16th at 4 pm to reserve a seat for an owner and one guest to attend the 2018 Annual Board Meetings of the WPOA and the WRWSD on April 21st. The doors open at 5:30 pm and the meetings begin at 6 pm.
- Pres. Redick thanked the Initiation Fee Committee for the ‘fabulous job’ done making the presentation to the Board during an executive session at the March workshop meeting.
- The WPOA’s insurance agent responded that the WPOA Board should NOT be responsible for creating fish habitats in the Lake. However, property owners may accept the responsibility.
- The Lake Waynoka Book Club requested that the Board allow the small meeting room in the Lodge to become a quiet area for such activities as Wi-Fi use, reading, puzzles and so on. The door would remain unlocked and security cameras will possibly be installed. *Robinson moved and Koch seconded a motion to allow the small meeting room in the Lodge to remain unlocked so that it may be used by property owners and their guests for quiet activities. A yea/nay voice vote was taken and the motion passed unanimously.* Joy Ackley, the Book Club’s organizer, thanked the Board and the Manager for their support as well as the Maintenance Staff for moving and securing the book shelves.
- Pres. Redick shared that a ‘lively’ discussion about the restaurant was held during the workshop meeting. At the conclusion of that discussion the Board voted five to four to direct the Manager to make another contact by phone to the woman with whom discussions about managing the restaurant have been on-going since late fall. She agreed to a deadline of 4 pm on March 9th to let the Manager know if she was still interested. The Manager received her call stating she was interested at 3:45 pm on March 9th. After sharing this, Redick opened the floor to the Trustees for a discussion that covered many different aspects of this issue. Next Redick opened the floor to the property owners for their input. Nearly a dozen and a half property owners shared their questions, thoughts, suggestions and concerns. After about an hour of discussion by the Trustees and the property owners *Koch moved and Robinson seconded a motion that the WPOA Board request that the Manager proceed with talking to the prospective leasee about managing the restaurant this season. A rollcall voice vote was taken and the motion passed with five yea votes, three nay votes (Koch, Redick & Taylor) and one abstention (Holt).*

New Business:

- *Taylor moved and Koch seconded a motion to approve a request by the Shawnee Women’s Club that the Spaghetti Dinner being held on Wednesday, March 14th be BYOB. A yea/nay vote was taken and the motion passed unanimously.*
- Mgr. Cahall reviewed the 2016 Brown County Multi Hazard Mitigation Plan received at the last meeting and recommended its adoption. *Holt moved and Robinson seconded a motion to adopt the 2016 Brown County Multi Hazard Mitigation Plan. A yea/nay voice vote was taken and the motion passed unanimously.*
- Redick thanked all of those employees and individuals involved in the work and clean-up after the wind storm that went through the Campground and the Lake the end of February.
- The new Maintenance Supervisor will assume his responsibilities on March 19th, 2018.

Motions and Resolutions: Motion #282 was made by Taylor and seconded by Johnson **that the WPOA Tenant Charge (CODE of Regulations, ARTICLE II, Sub-section 2.2) shall be equivalent to the amount of MEMBER Dues for the year in which they become a TENANT. It is non-refundable and shall not be pro-rated. The Charge shall be paid by the property owners for each and every Tenant at the time they enter into a rental or lease agreement for property subject to WPOA policies, rules and regulations and annually by April 1st thereafter. Membership privileges for the Tenant will be revoked at the termination of the Tenant’s rental or lease agreement, including but not limited to membership cards,**

automobile and other permits. A roll call vote was taken and the motion passed with seven yea votes and two nay votes (Kitchen and Robinson).

Community Organizations: *The deadline for submission of information for the April 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: none

Book Club: none

Art Club: none

Lake (Prescilla Redick): The first meeting of the season will be March 21st at 4:30 pm in the Marina Bldg.

Board Concerns: none

Membership Compliments and Concerns:

*Ginny Tatman (Lot #2635): Tatman noted that boaters do not observe 'no wake' speeds when there is high water. She offered suggestions as to how to notify boaters of 'no wake' periods and Mgr. Cahall shared what will be done to indicate high water and 'no wake' this season.

*Joy Ackley (Lot #591): Ackley shared her appreciation for the owner of the Mt. Orab LaRosa's who donated all of the spaghetti sauce for the annual dinner being sponsored by the Shawnee Women's Club this week.

*Steve VonWahlde (Lot #4011): VonWahlde observed that the hard copy newsletter and the newsletter posted on-line in February were different in that the code of conduct for the WPOA Board was not in the hard copy. Cahall assured him that a correction would be made. Then before reading a prepared statement VonWahlde stated, "These comments are mine and represent the comments of nobody else but my own." He outlined the work of the Initiation Fee Committee over the last several months. He noted that several meetings with the Board and its members were held in which there was 'some positive interaction'. But VonWahlde then expressed his frustration to learn that the committee's report and recommendation discussed in executive session at the workshop earlier this week would not be presented in today's open meeting. He believes that the Board "is unwilling to openly address issues that should be of concern to the entire membership of the WPOA".

*Sharon Wall (Lot #1827): Wall shared that as a property owner she resents paying for the negligence of a restaurant manager when equipment is abused and costs are absorbed to repair the equipment. She believes this should be considered when writing the contract.

*Charles Porter (Lot #2047): Porter asked the Board to share the profit of the restaurant and the profit of the bar. The restaurant does make a profit. The bar made a profit of about \$15k after the auditor compiled its report in 2016. The profit figure is not yet known for 2017 because the auditor is not finished.

*Pat McDulin (Lot #689): McDulin thanked the Board for 'working hard' and commented that 'most of us appreciate you'.

Adjournment: A motion to adjourn the meeting was made by Taylor and seconded by Koch. The motion passed unanimously and the meeting adjourned at 12:12 pm.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary