

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, July 14, 2018

President Prescilla Redick called the meeting to order at 10:00 am. Trustee Judy Yannone led those present in the invocation which was followed by the Pledge of Allegiance.

Roll Call: *Present:* Ellis, Kitchen, Koch, Redick, Yannone & Mgr. Cahall

Absent: Buckley (ex.), Crank (ex.), Johnson (ex.) and Robinson (ex.)

Minutes: A motion to approve the minutes of the June 9th, 2018, WPOA Public Meeting as published in the July Newsletter, was made by Koch and seconded by Ellis. A yea/nay voice vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): Redick recognized Joanne Coker for her service to the Lake Waynoka community as the Assistant Recording Secretary of the WPOA for nearly nine years. Rhonda Maybriar, who will assume the responsibilities of the WPOA Assistant Recording Secretary beginning in August, was introduced.

Redick asked for updates to the printed reports since they were submitted for distribution on Wednesday, July 11th. *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 June 30th, 2018:

Operating funds

- The total June operating income was \$146,000.00 including boat and car sticker sales.
- The total operating expense for the month of June was \$219,000.00 with no unexpected expenses.
- The operating fund balance at the end of June was \$791,207.68.
- The operating income for the year at the end of June was \$1,513,000.00 and that is 72% of the plan for 2018. The expected income at the end of June was 73%; so the WPOA is 1% under budget.
- The operating expense for the year at the end of June was \$989,000.00 and that is 48% of the plan for 2018. The expected expense was 51%; so the WPOA is 3% under budget. The WPOA is currently 2% better than expected on overall budget performance.

Allocated Assessment Funds

- The income for allocated operating assessments in June was \$15,000.00.
- Assessment account expenditures in June totaled \$31,300.00 including \$13K toward the bath house project and \$10K for the new phone system.
- The balance of all allocated assessment accounts at the end of June was \$477,148.37.

Invested Funds – Invested reserves at the end of June totaled \$398,429.51.

Total cash 'on hand' at the end of June was \$1,666,785.56.

Manager's Report (Paul Cahall):

- Cahall is doing the shoreline re-inspections in July to ensure that everyone has had a chance to address the problems identified in letters that were sent last fall. If a shoreline fails re-inspection, the owner will receive a letter allowing 30 additional days to complete the repairs or to appeal the citation. After that they will start getting a monthly fine until the shoreline is repaired.

- The upgrades at the tennis courts have been completed within the set budget. Four permanent pickle ball courts were added and repairs were made to the tennis court. Cahall would like to personally thank Ken Wagner for all of his help and expertise, making sure we got ‘the most bang for our buck’ on this project. It would not have been as successful a project as it was without his help!
- The upgrades at the Beach House have been completed and the maintenance team did an ‘amazing job’! The Art Club’s mural turned out great, making the Beach House a show piece. Cahall suggested that even if someone doesn’t use the area, “Please go down and take a look!” *Cahall then asked all property owners to help Chief Wallace and Security to watch over the WPOA properties (the Beach House, the Lodge, the Rec areas, etc.) just as though they were their homes. The Beach House has already been vandalized! Help out by reporting anything suspicious to the Chief and Security so that they are given the opportunity to stop the vandalism.*
- There have been a lot of questions about the mowing of the empty lots. We are about three weeks behind, but are catching up. Mowing was started late because of the wet and cold in April and the equipment has spent more time in the repair shop than in the field. John Deere has provided one loaner and one rental tractor to use until repairs on the WPOA equipment are made.
- Over the holiday weekends there was a power outage and a phone outage. For the first time in three years the generator at the back gate failed; it took a couple of hours to get it going again. The problem was repaired and the gate should work as it has in the past. The phone outage was a Frontier issue.
- Other projects the maintenance staff has completed or is currently working on include the scheduled maintenance on the dam; culvert replacements; dredging; hot tub and air conditioning repairs in the Recreation Center; air conditioning repairs in the Lodge; and tree removal at the east end of the lake.

Security Report (Chief Wallace):

- In the June security report there were 40 calls for service including one arrest (for a misdemeanor marijuana possession offense where the subject was issued a summons and released), six reports, two traffic citations, twelve warnings, three squad runs, two fire runs, and 5 animal complaints (4 dog and 1 other). There were sixteen calls for grinder pump service and 646 security checks. A theft investigation was started with two subjects being named as suspects and two subpoenas for records and video footage have been issued.
- Security assisted by providing traffic control for the 5K Run.
- Marine Patrol statistics included the 71 hours of patrol that were conducted and the eight warnings for ‘no wake’ violations, the one warning for no spotter while skiing and the seven warnings for WPOA registration violations that were issued.
- Ranger Callahan regrettably submitted his resignation as he was selected as the new Chief of Police for the Village of Russellville. The Department wishes him the best of luck with his future endeavor.
- Three new part-time security officers have been hired to help fulfill the manpower shortage. Interviews have been scheduled for the remaining positions. Ranger Callahan’s position and the two vacant part-time Ranger positions have been posted.
- *After talking with representatives of the WaterSports Club it was agreed that Chief Wallace would notify the Ohio Division of Watercraft and Parks about the Poker Run on August 4th and request additional patrol. The Chief has not yet received an answer to his request. If there should be a positive response to the request, they would also be on the lake that day.*

Other Committee Reports:

Long Range Planning (Judy Yannone/Dave Patton): The Long Range Planning focus team has continued work on the review and update of the Reserve Assessment document related to the Lake, Improvement, and Road assessment accounts prepared in 2017 by Reserve Advisors. A status meeting was held with the Board President and General Manager. Work continued on refining expenditure and funding assessments and on preparation for a meeting with the full Board. *Patton reported that a presentation was made to the Board at the July workshop meeting. The Trustees accepted the updates to the Reserve Assessment document which will be*

uploaded to www.lakewaynoka.com next week. All property owners were asked to take time to review this document and to share questions and comments with the Committee and/or Trustees. The objective of this work is to guide the WPOA Board of Trustees and the community forward in a positive manner.

Lake Advisory (Mike LaPlante):

- The Committee continues to research boating and safety issues for the Lake Waynoka community. At the July 9th workshop meeting a request for approval to allow the Lake Advisory Committee to conduct a “Boating and Shoreline Protection Town Hall” meeting on Sat., August 11th following the WPOA Board’s meeting was made. *During this meeting Yannone made and Kitchen seconded a motion to allow the Lake Advisory Committee to hold a town hall meeting (Sat., August 11th following the WPOA Board’s meeting) to discuss concerns about boating and shoreline protection. A yea/nay voice vote was taken and the motion passed unanimously.* Concerned parties will gather to discuss how boating can be done more safely while protecting the lake shorelines and accommodating a variety of boating activities. The plan is to establish a “Discussion/Resolution Team” to provide input to the WPOA Board for decisions as appropriate.
- A proposal for the use of “Swimmer Safe Fish Habitats” under common area and private docks on the lake was also presented during the workshop meeting. These fish habitats will provide hiding places and food for freshly stocked fish as well as other fish spawning in the lake. Additional details will be provided when a decision is received from the Board.

Building (Pete Levermore): No variance requests were submitted to the Committee in June. Seven permits (1 residence, 3 repairs/replacements, 2 garages, and 1 storage building) were approved in June for a total of 67 permits thus far in 2018.

Rules and Regulations (John Buskey):

- The Rules & Regulations Committee met on June 19th to review the suggestions for changes to the CODE of Regulations made at the three Roundtables and through emails. About 35 suggestions for changes/amendments to the CODE of Regulations were considered, and the Committee recommended that 17 of the suggestions be presented to the Board for adoption.
- The Revised CODE was presented to the Board at the workshop meeting on July 9th. It was recommended that the Board formally approve the Code at the July 14th Board meeting for presentation to the Members for voting.
- *Motion #286 was made by Yannone and seconded by Koch to approve and adopt amendments to the WPOA CODE of Regulations (dated June 19, 2018) as proposed by the WPOA Committee on Rules and Regulations for a vote by the WPOA Members-in-good-standing. The motion was then open to discussion by the Board members. Kitchen shared her objection to the wording of Article 5 which states the Board ‘should have the power to acquire, manage, mortgage or secure an assessment backed loan’ which precipitated further discussion. A roll call vote was then taken and the motion passed with seven yea votes and two nay votes. See Motions and Resolutions below for further details. jac*
- *Pres. Redick announced that for historical purposes it has been requested that copies of the notice and attachments sent to the members, the memo from the election inspectors and a copy of the restrictive covenants as passed by the property owners at the Special Membership Meeting on June 23rd, 2018, all be filed with the July 14th, 2018 WPOA Board meeting minutes. The Assistant Recording Secretary has received these documents and will do as requested. This was done in 1996 when revisions were made and the Committee found that information to be very helpful in preparing revisions in 2018.*

Election Inspectors/Nominating (Margi Borgman/Dave Patton):

- The results of the Covenant Special Election Vote on 06/23/18 were as follows: The total number of ballots received from the total number of members in good standing (1412 members) was 152 ballots. No ballots were disqualified. The number of votes to approve the proposed covenant revision was 84 or 55.3% and the number of votes to reject the proposed covenant revision was 68 or 44.7%. The proposed covenant revision PASSED.

- *Borgman explained why pencils rather than pens were used when property owners voted on the Restrictive Covenant revisions. During a previous vote some property owners objected to being disqualified because their ballots were defaced in some manner. So pencils were used to prevent this from happening. Thirteen individuals assisted in the counting of the votes and verified the accuracy of the count to approve or reject the Restrictive Covenant revisions.*

A property owner interjected that the membership information of the various WPOA committees should be updated on the website. The WPOA Secretary will follow up on this suggestion.

Unfinished Business:

- The discussions about jet boats that have been held during the last couple of workshop meetings will continue at the August workshop meeting.
- The OLCA Fall meeting will be held on Wednesday, September 19th and Thursday, September 20th here in Lake Waynoka. Chairperson, Ginny Tatman, is looking for volunteers to help facilitate the activities of those attending as well as suggestions of ways the Lake Waynoka community can be shared with the participants. Watch for notices announcing the next meeting of these volunteers some time after Waynoka Day. The postings will be on the website (www.lakewaynoka.com) and Facebook and on bulletin boards throughout the community.
- Trustee Kitchen presented *Motion #287 – Be it resolved, when an inspection is made of the Lake Waynoka Dam by the ODNR, Corp. of Engineers, an Engineering Firm, or any other officials making the inspection, the following from Lake Waynoka Property Owners Association shall accompany those at the time of the inspection – 1. General Manager, 2. A member of the Board of Trustees, 3. A member of the Lake Advisory Committee and 4. Maintenance Supervisor. A copy of the full reports must be made available to all Trustees.* Kitchen shared her reasons for proposing this motion which opened a discussion among the Trustees. Mgr. Cahall when asked shared that he did not object to others participating as long as ‘they listened, but didn’t talk to the ODNR’ which is his responsibility. *Then Motion #287 was made by Kitchen, but no one seconded the motion. Therefore, Motion #287 as described above was tabled.*
- Motion #288, made so that UTVs (Utility Terrain or Task Vehicles) will not be permitted on the roadways of Lake Waynoka, was read. A motion to table Motion #288 to allow for discussion by both the Trustees and the property owners about UTVs on Lake Waynoka roadways was made by Redick and seconded by Koch. A yea/nay voice vote was taken and the motion passed unanimously. After much discussion about everything from the definitions of UTVs, ATVs, etc. to how UTVs are operated legally to ‘grandfathering’ them to how to state this motion so it covers all issues, another motion was made. Yannone moved and Kitchen seconded a motion to rescind the previous motion to table Motion #288. A yea/nay voice vote was taken and the motion passed unanimously. *Then Motion #288 was made by Yannone and seconded by Kitchen that UTVs as defined by the Ohio Revised Code will not be permitted on the roadways of Lake Waynoka. A roll call vote was taken and the motion passed with 6 yea votes and 1 nay vote. See Motions and Resolutions below for further details. jac*

New Business: none

Motions and Resolutions:

- **Motion #286 was made by Yannone and seconded by Koch to approve and adopt amendments to the WPOA CODE of Regulations (dated June 19, 2018) as proposed by the WPOA Committee on Rules and Regulations for a vote by the WPOA Members-in-good-standing. A roll call vote was then taken and the motion passed with seven yea votes (Ellis, Koch, Redick and Yannone and three by proxy – Buckley, Crank, and Johnson) and two nay votes (Kitchen and one by proxy – Robinson).**

- **Motion #288 made by Yannone and seconded by Kitchen that UTVs as defined by the Ohio Revised Code will not be permitted on the roadways of Lake Waynoka. Violations will fall under fine schedule 1. A roll call vote was taken and the motion passed with 6 yea votes (Ellis, Koch, Kitchen, Redick and Yannone and 1 by proxy – Crank) and 1 nay vote (by proxy - Johnson).**

Community Organizations: *The deadline for submission of information for the August 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 (Ken Crank): none

Civic Club (Terry Borgman): The Civic Club is the host of 2018's Waynoka Day on July 21st. The last organizational meeting is Wednesday, July 18th in the Lodge at 10 am. Volunteers are still needed to 'run' the Poker tent. A Bingo license was obtained for the day, after many hours of work to obtain the license.

WaterSports Club (Pat Raleigh): During the Family Beach Day 102 participants enjoyed the Color Run and seventeen boats began the Cardboard Boat Regatta with six finishing! There were 17 entries in the first annual Golf Cart Parade. Two scholarships of \$700 each were awarded from the proceeds raised by the 5K Run. It was noted that the ODNR requires State of Ohio registration of all boats even though the WPOA does not require this registration to operate a boat on Lake Waynoka.

Chapel (Valerie Bullock): All are welcome to the Sunday services which begin at 10 am. Guest ministers are sharing the message each Sunday. A walking path has been mowed from the Campground to the Chapel.

Shawnee Women's Club (Joan Hartings): The Shawnee Women have invited the ladies of Lake Lorelei to spend a day at Lake Waynoka. *Redick moved and Kitchen seconded a motion to allow the Shawnee Women's Club to host the Lake Lorelei ladies at the pools of the Health and Recreation Center free of charge on Tuesday, July 31st. A yea/nay voice vote was taken and the motion passed unanimously.* The picnic and fishing outing for the veterans from the VA Home in Georgetown will be Friday, August 10th. All Lake Waynoka veterans are also invited to attend.

Art Club (Joanne Edwards): Edwards thanked the members of the community, the Art Club, the maintenance staff and the Shawnee Women's Club for their help in creating the mural on the lake side of the bath house at the Beach. She thanked many of the individuals who made this effort a success. On Waynoka Day the Art Club will hold a silent auction of Eileen Brown's original sketch of the mural (shown to the Board to receive approval for the project) as well as Joanne Edward's triptych (done to 'test' the colors). The proceeds from the auction will be donated to the Fireworks Fund of the Shawnee Women's Club.

Lake Committee (Prescilla Redick): The next major bass tournament is the Night Tournament beginning at 11 pm on Saturday, July 28th. Prescilla and Tim Redick will be retiring from the Committee at the end of the 2018 season. So any property owners interested in promoting and supporting fishing in Lake Waynoka are invited to come to the next meetings on July 18th and August 15th at 4:30 pm at the Marina.

Book Club (Joy Ackley): The Book Club has 23 members who enjoy sharing books as well as lunch and movies. Board games as well as books are now available in the Lodge to all Lake Waynoka residents to borrow and enjoy. Join them on the second Tuesday of each month at 10 am in the Lodge.

Board Concerns: none

Membership Compliments and Concerns:

*Ken Wagner (Lot #748): Wagner, a self-proclaimed pickleball addict, thanked Mgr. Cahall for working so closely with the pickleball players of Lake Waynoka to successfully create the new outdoor courts behind the Rec Center. He noted that Cahall is 'a good steward' of the property owners' money because he refused to spend an additional \$700 to paint more lines. As agreed the pickleball players figured out a way to raise the monies and payment was presented to Cahall today!

*Charles Porter (Lot #2047): Porter noted that he has not received ‘any word’ as to whether or not the Federal Regulatory Commission will be involved in reviewing if the WPOA is following State and Federal guidelines. Porter then shared that ‘it had been brought to his attention’ that people previously sitting on a different Rules and Regulations Committee were related to Board members. He suggested, “This may be a conflict of interest in selectively enforcing rules and regulations.” Both Redick and Ellis spoke to his suggestion. Lastly, Porter questioned the set back of a building on the property of Board member. At this time Cahall believes the building is not in violation of the set back guidelines.

*Pete Snyder (Lot #1798): On behalf of the residents at the east end of the lake, Snyder thanked the Board for permitting the tree removal work at the mouth of Straight Creek. He also thanked Cahall, the maintenance staff and the tree removal contractor ‘for the timely and efficient manner’ in which the work was done. He then noted that there is ‘no fault in the extensive, well thought-out and clearly communicated voting process’, but that the voter turnout for the special vote on the covenant revisions was ‘disappointing’. He suggested that the Board consider exploring ways to ‘engage the membership’ to remedy this situation.

*Mary Bailey (Lot #648): Bailey who lives on Power Line/Party Cove shared her concerns about the number of boats that are partying there on a regular basis. She believes this has become a safety issue causing difficulty for residents to get in and out of cove. She also noted that there has been property damage. She is asking that this be considered so that everyone can enjoy the lake.

*Linda Stover (Lot #649): Stover also a resident of Power Line/Party Cove first thanked the Board for the work they do to ‘make this a place where people want to come’. She then went on to share some of her concerns and observations about what is occurring in the cove. She suggested several ways to possibly reduce the situations which the property owners see as problems for them.

*Greg Stover (Lot #649): Stover hoped to share a few brief comments about the Power Line/Party Cove concerns. He was asked to observe the three minute rule and chose to wait and share his concerns during the town hall meeting on boating and shoreline protection in August.

*Ginny Tatman (Lot #2635): Tatman believes that the town hall meeting should be scheduled sooner than August 11th because of the importance of the concerns shared by property owners.

Adjournment: A motion to adjourn the meeting was made by Koch and seconded by Ellis. The motion passed unanimously and the meeting adjourned at 11:55 am.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary