

WPOA Board of Trustees Saturday Meeting – 8/11/18

***Any updates are indicated in **italics** in the summary of each report from the handout that is included below.*

***Anyone who would like to receive an e-mail blast of the report summaries, on the Friday prior to the meetings, needs to submit their e-mail address to the Office staff.*

***The deadline for submission of information for the monthly newsletter and other media releases is the Monday following the WPOA meeting at 4pm. The Office staff appreciates the cooperation of all of the clubs to share the events and activities held at Lake Waynoka.*

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

President Redick introduced the new Chapel Pastor Ron Stephens and he led those present in the invocation which was followed by the Pledge of Allegiance.

Roll Call: Present: Buckley, Crank, Ellis, Johnson, Kitchen, Koch, Redick, Robinson, Yannone, and Mgr. Cahall
Absent: None

Minutes: Assistant Recording, Rhonda Maybriar, read a passage from Robert's Rules concerning Motion #287 from the 7/14/18 meeting. The motion did not get a second so the wording should be changed from "the motion was tabled" to the "motion fell to the floor". A motion was made by Redick and seconded by Koch to approve the minutes of the 7/14/18 meeting as amended. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): None

Treasurer's Report (Steve Johnson):

Operating funds

- The total operating income for the month of July was \$104,000.00.
- The total operating expense for the month of July was \$179,000.00.
- The operating fund balance at the end of July was \$730,860.60.
- The operating income for the year at the end of July was \$1,617,000.00 and that is 77% of the plan for 2018. The expected income at the end of July was 79% so the WPOA is 2% under budget.
- The operating expense for the year at the end of July was \$1,209,000.00 and that is 59% of the plan for 2018. The expected expense was 61% so the budget is 2% under expectation. We are currently right on expected overall budget performance.

Allocated Assessment Funds

- The income for allocated operating assessments in July was \$11,000.
- Assessment account expenditures in July totaled \$74,000.00. Big items in this number was \$24,000 for the tennis ball courts and \$33,000 for labor reimbursement on projects for the first six months of the year.
- The balance of all allocated assessment accounts at the end of July was \$417,227.31.

Invested Funds

- Invested reserves at the end of July totaled \$398,534.31.

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❖ Total cash on hand at the end of July was \$1,546,622.32.

Manager’s Report (Paul Cahall):

- We continue to work with members on getting shoreline protection completed. Overall, we have received good cooperation from the owners but will keep the pressure on those who have not yet completed the repairs.
- The maintenance department has replaced five culvert pipes in the areas that will have road work completed on them this year
- We continue to work on recommended preventative maintenance on the dam recommended by ODNR weather permitting and expect their final report sometime this month.
- The street signs have been ordered for the north side of the lake and replacement will start after we get them in.
- We have bids in on road repair for the year and expect the Board to award the winning bid at the August WPOA meeting. Paving could start as soon as a couple weeks following the meeting depending on weather. We also expect to do some more road crack sealing this fall.
- We replaced the broken stair stepper in the recreation center with a new elliptical machine.
- Other things being worked on or recently completed: dredging, mowing, trimming trees along roadways, and replacing old light fixtures with new energy efficient ones.
- *The main/family pool will be open for limited hours during the week once school begins due to our lifeguards being college and high school students and/or teachers. We hope to have the pool open by 3pm. The adult only pool will not be affected and parents may bring toddlers to use the kiddie pool as long as they are supervised. The adult and kiddie pool will be swim at your own risk during this time.*

Security Report for July 2018 (Chief Wallace):

Calls for Service	46	Animal Complaints	13
Arrests	2	Dog	8
Reports	5	Other	5
Citations	9	Grinder Pumps	21
Warnings	7	Squad Calls	3
Security Checks	532	Fire Runs	2

Gate Counts

RFID Front- 13,954	Front Security Lane- 12,462
RFID Rear Entry- 16,104	RFID Rear Exit- 21,856

Vehicle Information

Vehicle 1191	Fuel-8.5	Miles Driven-408
Vehicle 1591	Fuel-52.7	Miles Driven-1352

Other News from Security

- During the Month of July, 1 arrest was made for Marijuana possession, a burglary investigation was conducted and we are currently waiting to indict a suspect at a Grand Jury hearing in August. Another subject was arrested for domestic violence.
- Casey Legefled was hired as a full-time police officer. She previously worked for Hillsboro P.D. and Lynchburg P.D., she has experience in dispatching, road patrol, investigations and supervision.
- Two officers were able to attend a free training hosted by the State of Ohio Auditor Dave Yost in reference to Cyber Security. We also hosted the Brown County Prosecutors Office for in service training in reference to court filing software.
- Boat patrol conducted a WPOA registration patrol, 20 boats were found on the water without current stickers, letters were sent to the owners and 5 citations were sent out to those that did not comply. The next phase will be an audit of boats stored on lots without current registrations.
- A complaint in reference to a camper being stored on a lot was received, a letter was sent to the owner of the camper and lot. It was not removed and a WPOA citation was sent to the individual.

Marine Patrol Statistics

74 hours of Patrol conducted	4 warnings given for swimming in the main lake
3-warnings for skiers without spotters	1-warning for driving faster than “no wake” after sunset.
1-warning for floats left in the water	1-warning given for pulling multiple tubes

Other Committee Report:

Building (Pete Levermore):

- No variances were requested and no new residence permits were received during the month of July. Total permits for 2018 is 70.

Permit	July	Year to Date
Residence	0	11
Dock/Boat Lift	0	18
Additions	0	3
Repair/Replace	1	22
Pool	1	2
Deck	0	2
Garage	0	5
Storage	0	4
Boat Cover	0	0
Carport	0	0

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Fence	1	3
Totals:	7	70

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

- Following the approval of the amended Code of Regulations (Blue Book) by the Board at the July Board workshop, the Election Inspectors and Nominating Chair were tasked with planning a member vote to either accept or reject the amended Code. This vote will be by first class mail similar to the annual Trustee elections. The schedule for this member vote, subject to approval of the schedule is as follows:
 - Monday, August 20th – Information will be mailed to Members in Good Standing.
 - Friday, September 21st – Votes MUST be received no later than 4pm at the WPOA Office, whether mailed or dropped off.
- Nominating Committee report as submitted by Anna Clark, Chairperson, is as follows: We have begun work on the 2018 elections. Candidate applications for both the WPOA and WRWSD Boards have been updated and sent to the office. These should be available for pickup at the office or download from the Lake Waynoka website by August 15th and to be returned by September 28th. The full timeline is below.
 - Friday, September 28th – Candidate applications must be received at the office by 4pm.
 - Monday, October 8th – Election materials needed for the newsletter delivered to the office and election materials needed for mailing delivered to printer.
 - Friday, October 12th – List and labels of eligible voters printed by office
 - Saturday, October 13th – Meet and greet candidate event after the WPOA monthly meeting.
 - Friday, October 26th – Ballots mailed to voters by this date.
 - Monday, November 26th – Returned ballots MUST be received in the office by 4pm.
 - Friday, November 30th – Votes counted by this date.

Lake Advisory (Mike LaPlante):

- A townhall was conducted on August 11th to gather information from residents concerning lake and shoreline activities. A Discussion/Resolution team will review the feedback from residents and provide input to the WPOA Board for decisions, as appropriate.
- The committee presented a proposal to the WPOA Board for use of “Swimmer Safe Fish Habitats” under common area and private docks on our lake. These fish habitats will provide hiding places and food for our freshly stocked fish, as well as, other fish spawning in the lake. The lake manager has conferred with our insurance company and they have determined that it is okay to deploy the swimmer safe habitats around our public and private docks. The Lake Committee will provide additional details on where and how to get these habitats in the near future.

Long Range Planning (Judy Yannone/Dave Patton):

- The Long Range Planning Committee has completed its work on the review and update of the Reserve Assessment document prepared in 2017 by Reserve Advisors. Expenditure plans over a 30 year period of the original Reserve Advisors Study were reviewed, updated, and funding estimates were recommended to meet the expenditure needs. Following a review with the General Manager and Board President, a presentation was made to the entire Board at the July workshop and the report was accepted as presented. This report is now posted on the Lake Waynoka website as a link on the Long Range Planning Committee webpage (About our Community/Long Range Planning committee/Reserve Study Rev. 1).
- *The committee is working with Manager Cahall to set priority projects and making recommendations to the Board.*

Rules and Regulations (John Buskey):

- The proposed Amended CODE was presented to the Board at the workshop on July 9th. On July 14th, the Board approved the Amended CODE to be voted on by members in good standing.
- The Committee is assisting the Election Inspectors and Nominating Committee in preparing documents for the special vote.
- *John explained the background to an upcoming motion concerning the fiscal year. When WPOA membership passed the revised covenants, the membership year was not clear. This motion will establish and clarify when Dues are due and when they are delinquent.*
- *The Revised Amended Code is now available to be viewed on the Lake Waynoka website under News and Notices. We will be posting a frequently asked question document for questions and answers when they come up. We hope to have this available sometime next week.*

Unfinished Business: None

New Business:

- Due to the Labor Day holiday, the September WPOA workshop will be moved to Wednesday, September 5th at 6pm in the meeting room.
- Several motions were voted on. See below...

Motions and Resolutions:

- Motion #289 was made by Kitchens and seconded by Robinson.
 - Be it resolved when an inspection is made of the Lake Waynoka Dam by the ODNR, an engineering firm, or other officials making the inspection, the following from Lake Waynoka shall accompany those at the time of the inspection:
 1. General Manager
 2. A member of the board of Trustees
 3. Maintenance Supervisor
 4. A member of the Lake Advisory Committee

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Per ODNR recommendation inspections of the Dam by WPOA shall be made on a monthly basis and records of these inspections kept on file at the office. These inspection checklists will be available to any Trustee or WPOA member to review.

A roll call was taken. Nay – Koch, Yanonne, Crank, Redick, Johnson, Ellis, Buckley. Yea – Kitchen, Robinson. The motion failed.

- Motion # 290 was made by Robinson and seconded by Redick to define the WPOA membership year.
 - The membership year of the WPOA shall begin on the 1st day of March and end on the last day of February each year. DUES are due and payable the first day of the membership year, are past due April 1st, and are delinquent April 30th. This motion shall be added to the Rules and Regulations, Volume 1.

A roll call was taken and the motion passed unanimously.

- A motion was made to accept and approve a bid from Miller-Mason Paving Co. in the amount of \$137,496 for road paving by Crank and seconded by Robinson. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made to approve the time table and those participating for the Waynoka WaterSports club Labor Day ski show by Buckley and seconded by Johnson. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made to approve the Trustee election time table as presented in the WPOA Monday workshop and the acceptance and the vote of the Code by Crank and seconded by Yannone. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Yannone and seconded by Koch for an 8/11/18 byob at the lodge for the WaterSports Club in the event of inclement weather forcing the gathering inside. A yea/nay vote was taken and the motion passed unanimously.

Community Organizations:

Art Club (Joanne Edwards):

- The Art Club's fall session will begin September 10th at 6:30 in the lodge. The club is open to new members.

Book Club (Joy Ackley):

Campground (Ken Crank):

- The campground has lots of festivities planned for campers during the Labor Day weekend.

Chapel (Valerie Bullock):

- Ron Stephens is the new Pastor at the Chapel and is a resident at the lake.
- Sunday morning worship begins at 10am. Everyone is welcome to attend.

Civic Club (Terry Borgman):

Lake (Prescilla Redick):

- Many fishing tournaments are scheduled including a tournament in September, the fall tournament, and the bass classic which is by invitation only.
- The organization is looking for someone to run the lake organization next year. Please contact Prescilla or someone in the club if interested.

Shawnee Women's Club (Joan Hartings):

- Valerie Bullock reported that the club hosted Lake Lorelei ladies inside the lodge. Everyone had a wonderful time which included games, lunch, and a boat ride on the lake. Thank you to the line dancers who graciously accommodated the gathering at the last minute due to rain.
- Betty Purdin thanked those who participated and contributed to hosting 25 Veterans and workers from Georgetown for a day of food, fishing, and fellowship. Care packages were handed out for them to take home.

WaterSports Club (Pat Raleigh):

- The WaterSports club hosted a successful annual Poker Run was last weekend with 533 participants. Everyone enjoyed the day and no incidents were reported.

Board Concerns:

- There was much discussion about the importance of keeping up with dam maintenance per recommendations of the ODNR. Manager Cahall reported that he takes all recommendations seriously and his staff makes the necessary repairs as weather and water levels permit.
- The Board discussed Article 5 in the Code and the Board's ability to obtain loans, if necessary.
- A letter was read from the Long Range Planning Committee and Judy Yannone and is as follows:

Based upon my experience gained over the past years on the Long Range Planning Committee (LRPC), as a member of the Board of Trustees, and as a resident of Lake Waynoka for the last eight years, I would like to share my reasons for supporting the adoption of the amended Code of Regulations. First, the LRPC completed a reserve analysis study about a year and a half ago to assess the funding needed to be available in the general reserve account. This analysis considered potential risks for the WPOA and possible financial impacts. Many of the risks considered were somewhat mitigated by insurance, but the risk with the most impact was a potential dam failure. The risk analysis concluded that the general reserve fund should contain approximately \$500,000, and that this funding would be required in order to be able to quickly initiate engineering analysis of the failure and commence with the design of required improvements. It would not cover the unknown cost of construction. The funds would have to be raised either by special assessment (which for a \$3,000,000 problem could be about \$2,000 for all members) and which would have to be paid before work could commence, or by the ability to finance the construction work. I believe we all recognize the importance of the dam to our community, its future growth potential, and to our property values. I think that the Board needs the flexibility to be able to respond quickly with the ability to finance required repairs in the unfortunate instance of a serious issue with the dam. Secondly, the LRPC has recently completed a review of the 2017 study by Reserve Advisors that assessed the future funding needs of the assessment accounts (the presentation to the Board

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is on the Lake Waynoka website). This review followed the same approach as used by Reserve Advisors in that all expenditures would be made by available funds, i.e., financing was not considered. The largest upcoming expense is for the re-paving of Waynoka Drive in 2029-2032. The LRPC spread this over 4 years to reduce traffic disruption and to spread the costs. The result of this approach was that the Roads Assessment account would require an increase of \$68 per member beginning in 2019 in order to save up the funds for the repaving, then drop back to the current rate upon completion of the project.

On completion of the initial analysis, the LRPC looked at a “what if” situation if the circumstances were that the Board were able to finance this re-paving project. It was assumed that a loan for two-thirds of the cost could be obtained at the start of the project and financed over 12 years. This would reduce the initial assessment impact to \$40 per member per year and would then continue afterwards at \$60. This would spread the costs for Lake Waynoka Drive over future members rather than just burden current members who may not still be residents when the project is complete. These cases stand out as positives for approving the amended Code, but there are also others in that the Reserve Advisors Study and the LRPC review both considered that all WPOA amenities and facilities were only maintained with nothing new and no major replacements. For example, there has been discussion that the lodge will need to be replaced sooner rather than later, and if we have to allocate funds for that expense it will take years. There will need to be increased assessment, and current owners will pay for something that they may not get to use. Alternatively, the ability to secure a loan would mean that both current and future residents would share the cost and enjoy the benefits of improvement and increased functionality of the building. I encourage all members to not only think of what they may want individually, but also to think ahead with some vision of what they would like the future for Lake Waynoka to be.

Membership Compliments and Concerns:

- Steve Von Wahlde (Lot #4011) – Steve stated that Paul is doing a great job but would like to see more of a membership presence during dam inspections. He is also concerned about the Blue Book and its inability to differentiate when a loan or spending large amounts of money needs to be brought before the membership for a vote. The Initiation Fee Committee will hopefully be presenting a proposal to the Board at the September workshop about implementing the new changes and prorating initiation fees for new members.
- Ginny Tatman (Lot #2635) – Ginny expressed her concern about dam failure and obtaining federal and state approvals to fix it being used as scare tactics.
- Vernon Taylor (Lot #3186) – Vern, as previous treasurer to the Board, stated his opinion that the Board needs to be trusted with a line of credit and their ability to obtain a loan because they have been elected to represent the membership.

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- Steve Meese (Lot #3171) – Steve asked for clarification from Manager Cahall about the leaks at the weir. He believes the spillway is more of an issue than the dam.
- Sue Eads (Lot # 2864) – Sue asked about the creation of multiple exits for the dredging equipment to reduce barge traffic in the coves which is causing cove shoreline issues. Manager Cahall commented that there are currently two locations and a third will be created this year or next which need to be close to the dump sites.
- Tony Tatman (Lot # 2635) – Tony stated his concern about Article 5 in the Code. Perhaps a clause can be written in the Code concerning catastrophic dam failure without giving the Board total control. He believes the current Board or any future Board should not have the power to borrow, finance, or mortgage loans without having property owner’s approval.
- Paul Cahall – Speaking strictly as business, since he does not have a vote for the Code, Paul made a statement to the membership highlighting the lake’s progress for the last eight years. The lake was on its way to bankruptcy by running a deficit. In the past eight years, the Board has paid off \$750,000 in debt and has not taken on any further debt. The reserves have increased over the years. In comparison to last year, the lake has \$100,000 more in reserves. Not only have the reserves increased, but we are investing in our infrastructure by replacing things, buying and improving equipment, and updating our amenities, such as the beach house and pickleball courts. There are 10 more miles of paved road over the past eight years. He encourages all members to look through the financial reports of the past several years. This Board and previous Boards have made huge improvements and have been good stewards of property owner’s money during the past eight years.
- Jenny Ellis – Jenny has been a part of several different communities and states that Article 5 of the WPOA Code’s wording is similar to those communities. She believes the Board should not have its hands tied and have had no reason to not be trusted as they are property owners as well.

Adjournment: The motion to adjourn was made by Robinson and seconded by Koch. The motion passed unanimously and the meeting was adjourned at 11:52am.

Submitted by Rhonda J. Maybriar, WPOA Assistant Recording Secretary