

WPOA Board of Trustees Saturday Meeting – 10/13/18

***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.*

***Any updates from the Friday email are indicated in **italics** of the summary of each report.*

***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 10:00 am.

Trustee Yanonne led those present in the Lord's Prayer which was followed by the Pledge of Allegiance.

Lynn Harden from the Brown County public libraries was introduced by President Redick to speak about their services and request support for the upcoming library replacement levy.

Roll Call: Present: Buckley, Crank, Ellis, Johnson, Kitchen, Koch, Redick, Robinson, Yannone, and Mgr. Cahall

Minutes:

- Koch made a motion and Crank seconded to approve the 8/11/18 minutes as revised. A yea/nay vote was taken and the motion passed unanimously.
- Yanonne made a motion and Koch seconded to approve the 9/8/18 minutes as printed in the newsletter with one change on a comment made by Valerie Bullock concerning who votes the Chapel ballot. A yea/nay vote was taken and the motion passed unanimously. **Upon review of the recording, I, Rhonda J. Maybriar, stand behind the meeting minutes, as published, in regards to Ms. Bullock's initial comments concerning the chapel vote.*
- The 9/28/18 Special Meeting minutes were read. Buckley made a motion and Koch seconded to approve the minutes as read. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick):

- President Redick expressed sincere gratitude to the following people and businesses for their assistance and support in hosting the OLCA meeting. They include the Volunteer Team – Ginny Tatman, Margi Borgman, Sue Levermore, Judy Levermore, Joy Ackley, Carolyn Cooper, Donna Wyatt, and Gina Dash; Office Personnel – Paul Cahall, Vickie Johnson, Kay Bundy, AJ Hart, Leslie Piatt, and Gina Dash; Security – Chief Wallace and his staff; Maintenance – Marty Chadwell, Donnie Lunsford, Mel Smith, John Boone, and Steve Drew; Rec center – Dana Bramell and Gina Dash; Pickleball Demo – Ken Wagner, Joan Hartings, Scott Levermore, Denny Russell, and Sue Levermore; Presentations – Prescilla Redick, Judy Yannone, Paul Cahall, Dave Wallace, and Gina Dash; Boat Tours – Ken Crank, Mike Mathis, Pete Levermore, and Scott Levermore; Hayride and Golf Cart Drivers – Marty Chadwell, Donnie Lunsford, Mel Smith, Sue Levermore, Vickie Nemo, Doris Kitchen, and Tom Wyatt; The restaurant of Lake Waynoka, Southern Charm Cuisine and Catering, for providing lunch and dinner; The WRWSD Board which sponsored the lunch on Thursday; Rent to Own in Georgetown which provided a TV and a stand for us to use; Brown County Chamber for the information bags and the information for those bags; Remax for the flowers out front; Doris Kitchen for the koozies and other items that she provided; The Art Club, Civic Club, Garden Club, Lake Committee, Book Club, Remax, Shawnee Women's Group, WaterSports Club, and the Trustees for the giveaways that they provided.
- Several OLCA attendees have requested further information for managing their lakes. The OLCA was impressed with our community.

- The rumor mill was addressed and President Redick encouraged members to ask questions at the office or from Trustees about what you hear before you assume it is true.

Treasurer's Report (Steve Johnson):

Operating funds

- The total operating income for the month of September was \$89,000.00 from normal operations.
- The total operating expense for the month of September was \$171,000.00 with no unexpected expenses.
- The operating fund balance at the end of September was \$548,143.12.
- The operating income for the year at the end of September was \$1,803,000.00 and that is 86% of the plan for 2018. The expected income at the end of September was 88% so the WPOA is 2% under budget.
- The operating expense for the year at the end of September was \$1,505,000.00 and that is 74% of the plan for 2018. The expected expense was 78% so the budget is 4% under expectation. We are currently 2% better than expected overall budget performance.

Allocated Assessment Funds

- The income for allocated operating assessments in September was \$10,000.
- Assessment account expenditures in September totaled \$17,000.00 for road signs, pool filters, and new exercise equipment.
- The balance of all allocated assessment accounts at the end of September was \$293,294.64.

Invested Funds

- Invested reserves at the end of September totaled \$398,751.23.

❖ Total cash on hand at the end of September was \$1,240,188.99.

**The finance committee has met 2-3 times and is 90% complete on next year's proposed budget for presentation to the Board.*

Manager's Report (Paul Cahall):

- We hosted and had a very interesting and successful OCLA meeting this last month. I would like to thank Ginny Tatman and her group of volunteers whom I would like to call out by name but I am sure I would miss someone. Without their hard work along with the Lake Waynoka staff we would have never been able to pull off such a successful meeting. We all had a great time showing off Lake Waynoka to the management of the other lakes in the association. I believe our guests truly enjoyed their time with us learning about our community and how we do things.
- We had a booth at the Brown County Fair and got a chance to talk with not only people who didn't know about our Lake but saw a lot of friends from the Lake that stopped by to talk to us.
- Budgeting continues with weekly meetings of the finance committee. We plan to have a recommended budget for 2019 to present to the board at the November Workshop meeting. Then the LRPC and I will get to work on the Capital plan to be presented to the board at the December Workshop.
- We have purchased a new to us dump truck to replace the one we use to move the sludge material from the dredging operation. We also plan to buy a new snow plow and salt spreader for use this winter. The last time we bought a new snow plow the winter was so mild we only used it once, so fingers crossed.
- Bryer Cable continues to install lines inside the lake. The last update I got was they are a little behind but still plan to start connecting customers in November and that 75% of the lake will have their service available by the end of the year.
- *Mgr. Cahall once again thanked everyone that participated in hosting the OCLA.*

- *The valve at the dam is cracked open to drain the lake about 6" to dry the spillway for sealing purposes.*

Security Report for September 2018 (Chief Wallace):

Calls for Service	63	Animal Complaints	15
Arrests	0	Dog	13
Reports	3	Other (Beaver/Fowl)	2
Citations	3	Grinder Pumps	12
Warnings	4	Squad Calls	4
Security Checks	824	Fire Runs	2

Gate Counts

RFID Front- 14,391	Front Security Lane- 11,410
RFID Rear Entry- 16,741	RFID Rear Exit- 20,158

Vehicle Information

Vehicle 1191	Fuel- 38 gallons	Miles Driven- 635
Vehicle 1591	Fuel- 107 gallons	Miles Driven- 1498

New headlamp assemblies and bulbs were installed in Vehicle 1191; the work was performed by the maintenance department.

Other News from Security

During the Month of September, information was obtained in reference to the rash of boat battery thefts that led to the recovery of two stolen batteries. Charges have been filed against an individual for receiving stolen property. We also responded and completed a report in reference to an aggravated menacing complaint.

Marine Patrol Statistics

# of violations	Description of Violations
1	Passengers without life jackets onboard

- 66 hours of marine patrol was conducted during the Month of September. Along with the above violations and activity, Marine Patrol assisted 4 stranded boaters and provided tow service.
- Marine Patrol will resume in the Spring of 2019. The patrol boat will be docked until November.

Other Committee Reports:

Building (Pete Levermore):

- No variances were requested and one new residence permit was received during the month of September. The total permits for 2018 is 83.

Permit	September	Year to Date
Residence	1	14
Dock/Boat Lift	0	18
Additions	0	4
Repair/Replace	2	27

Pool	0	2
Deck	0	2
Garage	0	7
Storage	0	5
Boat Cover	0	0
Carport	0	0
Fence	1	4
Totals:	4	83

**A variance for a double boat slip was presented to the Board for approval. The variance requires a dig out of the property owner's land. Mgr. Cahall will be onsite during the dig out to inspect for sand veins. A motion was made by Robinson and seconded by Johnson to approve the variance. The motion passed with 8 yeas and 1 abstention (Kitchen).*

Election Inspectors/Nominating (Margi Borgman/Dave Patton): None

Nominating Committee (Anna Clark, Chairperson):

- Ballots for the WPOA Board of Trustees candidates and the reserve issue are scheduled to be mailed out to all WPOA members in good standing on October 26th. If you don't receive your ballot within a week or so, if something is missing from your ballot packet, or if you ruin your ballot, please contact the office or Anna Clark directly at 513-290-5359 and we will fix the issue.
- **DEADLINE:** To be accepted for tallying, all returned ballots **MUST** be received by the office before 4pm on Monday, November 26th, whether mailed or dropped off in person.
- **Reminder:** Whether you mail your ballot or bring it to the office, your lot number **MUST** be on the outer envelope. We match the lot numbers on the envelopes against our list of qualified voters to be sure nobody votes more than once. When a ballot does not have a lot number to identify it, the envelope remains unopened and the ballot is counted as disqualified. Please use the pre-labeled envelope we provide or write your lot number on any other envelope you may use to return your ballot.
- *Prepaid envelopes will be discontinued in order to save monies from unreturned ballots. This amounts to an average savings of \$500 per vote. Please remember to add your own postage to the envelope if you mail in your ballot so the Post Office will deliver it in a timely fashion.*

Lake Advisory (Mike LaPlante):

- Waynoka Lake Advisory Committee Chair, 937-689-7604, laplantema@gmail.com
- The Lake Advisory Committee will conduct another Concerns/Resolution Team (CRT) meeting on Saturday, 20 October at 9AM in the Lodge. Our CRT team continues to zero in on the "Top 5 Concerns with recommendations" for the WPOA Board of Trustees. We have previously submitted a couple of recommendations in advance of our meeting due to fact that the WPOA budget process has started and will continue through November.
- Members of our committee will be conducting a safety and condition check on the lake common docks/access points this month. If you are aware of commons docks that need attention, please let us know.
- Fall is here and the leaves are changing colors and soon will be falling. We would like to remind property owners and landscapers, please do NOT blow leaves/grass clippings into

the lake. All these organics add up to what's called a **high nutrient load**. Sounds like good news. But, no.

- Nutrients are good for our waterways but excessive nutrients cause all sorts of problems, including blue-green algal blooms which often result in lake closures. So please dispose of your leaves and grass clipping properly.

Long Range Planning (Judy Yannone/Dave Patton):

- The Long Range Planning Committee continues to work on the Emergency Action Plan for Dam failure with assignment of action items and responsibility guidelines.
- We are reviewing previous surveys and prioritizing value vs. cost and potential alternatives for improvement.
- There are clubs that are looking for ways to give back to the community by doing projects.

Rules and Regulations (John Buskey): None

Unfinished Business:

- Maintenance is going to put in a canoe/kayak launch at Little Crow over the winter months.
- President Redick provided an update of Attorney John Jolly's response to a letter read at the Board's Workshop meeting last month. He concluded that there were no faults found and the CODE is being followed accordingly when it comes to voting. Charles Porter (2047) questioned the validity of Lake Waynoka's attorney. Mgr. Cahall stated that Attorney Jolly is retained by the OLCA not Lake Waynoka. President Redick shared that we will abide by his findings.

New Business:

- The Board voted on two motions, #292 and #293. *See Motions and Resolutions below for details.*
- Koch motioned and Buckley seconded two BYOB events at the Lodge. One for October 13th and one for December 15th. A yea/nay vote was taken and the motion passed unanimously.
- President Redick reminded everyone that the cost to obtain exclusive rights to the Lodge is \$300. Lake Waynoka Clubs or Organizations may use the Lodge for free but do not have exclusive rights, at any time, unless they pay the fee.
- Sharon Woll announced the revival of the monthly Potluck dinners at the Lodge. This is a community event and an opportunity to meet and fellowship with old and new members. Everyone is invited. The 1st one will be a soup dinner with four homemade soups on Tuesday, October 23rd at 6pm. Please bring a covered dish, a plate and silverware. Bowls will be provided. The next dinner will be November 13th at the same place and time.

Motions and Resolutions:

- Motion #292 was made by Robinson and seconded by Koch to authorize up to \$20,000.00 from the campground capital account to renovate the satellite bathrooms. A roll call vote was taken and the motion passed unanimously.
- Motion #293 was made by Robinson and seconded by Koch to authorize up to \$9,000.00 from the operational reserve account to build a salt storage building in the maintenance area. A roll call vote was taken and the motion passed unanimously.

Community Organizations:

Art Club (Joanne Edwards): Joanne, 937-446-1917, is selling tickets for the next Uncorked on Canvas on November 17th at 6pm in the Lodge. The cost is \$25/ea. and a reminder that the tickets sell quickly. Chalkfest, for children and families, is October 20th from 10-4 in the Rec Center parking lot. Awards will be given out at 3:30. Everyone is invited.

Campground (Ken Crank): The campground is looking for campers to be volunteers on the Campground Committee. Ken thanked Jim and Monica Prather for organizing the annual Camper's Crawl. It was another successful event. Trick or Treat will be October 20th in the Campground from 5-6:30. Just a reminder that this is NOT an open gate event so you must call in passes for any guests attending. The campground roads will be closed beginning at 4:30 through the end of the event.

Chapel (Valerie Bullock): Sunday services begin at 10am. Everyone is welcome. The Needy Children's Fund did not have an auction/fundraiser this year but plan to have one next year. Thank you to the clubs and individuals for their donations to the Children's Fund this year.

Civic Club (Ginny Tatman): The 2019 annual calendar is for sale as well as Lake Waynoka clothing. These make great gifts. The Annual Civic Club Dinner is October 30th at the Old Y Restaurant on 62. Everyone is welcome to attend.

Lake (Prescilla Redick): The Bass Classic was held on October 6th with 21 boats participating. Thank you to Jeff Devilbliss for cooking the meal. We are preparing for the 2019 season. If you'd like to sponsor a tournament or get involved in the Lake Committee please see Frank Skidmore.

WaterSports Club (Sue Byrd): Men from the Joseph House, a drug and alcohol home for recovering veterans, enjoyed a fishing event hosted by the Levermores. The WaterSports Club accepts donations year round for the Joseph House. They are in most need of twin size sheet sets and towels. You can drop off items at the Lounge. Judy Levermore and Kathy Sewell will periodically deliver the items to the Joseph House. Veteran's Day will be celebrated at the Lounge on Monday, November 12th from 4-7. Veterans will be provided complimentary drinks and delicious food. All are welcome to attend.

Board Concerns: None

Membership Compliments and Concerns:

- Charles Porter (Lot #2047): Mr. Porter claims to have found errors in the Lake's tax returns and has reported it to the IRS. Mgr. Cahall responded that three different CPAs have completed the Lake's tax forms over the years. Each year, an independent audit is performed and there have been no issues found.
- Ginny Tatman (Lot #2635): As Chairperson for the OLCA event, Ginny extended a warm thank you to everyone who participated in making the event a success.
- Valerie Bullock (Lot #2304): Valerie thanked Gina Dash for advertising the annual Craft Fair. She also voiced her concern to President Redick about last month's meeting in which a member addressed a Board member. She believes it was allowed to continue too long and in an unfair manner.
- John Buskey (Lot #1784): Mr. Buskey complimented Gina Dash, Chief Wallace and Mgr. Cahall on their presentations at the OLCA event. He asked for them to be shared with the community as they contained some significant information about Lake Waynoka.

**The Board asked Mgr. Cahall to follow up with the presentations.*

Adjournment: The motion to adjourn was made by Robinson and seconded by Crank. The motion passed unanimously and the meeting was adjourned at 11:01am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary