

# Waynoka Property Owners Association Board of Trustees Meeting

Saturday, April 13th, 2019

*\*\*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 Tuesday 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 10am.

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

**Roll Call:** Present: Crank, Ellis, Johnson, Koch, Redick, Robinson, Yannone, Mgr. Cahall

Absent: Buckley (ex.)

**Minutes:** Crank made a motion and Yannone seconded to approve the 3/9/19 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

Koch made a motion and Crank seconded to approve the 2/1/19 Special Meeting minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

**President's Report** (Prescilla Redick): President Redick asked people to pay close attention to page 2 & 3 of the monthly reports that were available in the Friday email blast and at the meeting. It spells out guidelines on how the meetings will be conducted so there will be some order to them.

**Treasurer's Report** (Steve Johnson):

Operating funds

- The total operating income for the month of March was \$652,000.00 from normal operations.
- The total operating expense for the month of March was \$162,000.00 with no unexpected expenses.
- The operating fund balance at the end of March was \$881,832.49.
- The operating income for the year at the end of March as \$1,009,000.00 and that is 48% of the plan for 2019. The expected in-come at the end of March was 49% so the WPOA is 1% under budget.
- The operating expense for the year at the end of March was \$452,000.00 and that is 22% of the plan for 2019. The expected expense was 21% so we are 1% over budget.

Allocated Assessment Funds

- The income for allocated operating assessments in March was \$257,000.00.
- Assessment account expenditures in March totaled \$24,000.00. This included \$19,000.00 for bathroom upgrades and new hot water heaters.
- The balance of all allocated assessment accounts at the end of March was \$543,711.03.

Invested Funds

- Invested reserves at the end of March totaled \$421,680.70.

\*Total cash on hand at the end of March was \$1,847,224.22.

**Manager's Report** (Paul Cahall):

- The draining of the lagoon has been completed and the valve was closed on April 5<sup>th</sup> and will remain closed until the fall draining.
- The hydraulic dredging company came out here this week to set up for dredging operations. They should begin actual dredging operations on Monday, April 15<sup>th</sup>. This operation should take about 2 weeks weather depending. While dredging operations are going on, the east end of the lake will be closed to all boat traffic. They will have guide lines up that could cause injury or damage to your boat. Watch on Facebook for the announcements and updates. They will be putting up guidelines along the shoreline. If you feel they have damaged your property in this process, let us know and we will arrange for a repair. Please do not take them down.

- We have received 40 new lounge chairs for around the pool this year. The older chairs that we are retiring will be available for purchase for \$10 each by members. These chairs will be set out for inspection at the recreation center so you can pick the one you want. You will be able to pay for it there and take it with you. Any unsold chairs will be recycled.

We purchased two new tractors for the maintenance department. One to replace the older field mower and one to replace 3 older tractors that were traded in.

- *All RFID stickers and cards will be turned off beginning May 1<sup>st</sup> if not renewed by that date. You can only renew these after you have paid your annual WPOA dues.*
- *All committee reports must be submitted before the close of business (4pm) on the Wednesday prior to the WPOA monthly meeting to be included in the Friday email blast and the printed version available at the meeting.*
- *All club reports must be submitted before the close of business (4pm) on the Tuesday after the WPOA monthly meeting to be included in the monthly newsletter.*
- *There was a fire in the campground on April 12<sup>th</sup>. No one was injured. The camper and one car were a total loss. Power to the area was interrupted but has been restored.*

**Security Report for March 2019 (Chief Wallace):**

Calls for Service	31	Animal Complaints	5
Arrests	3	Dog	4
Reports	3	Other (Beaver/Fowl)	1
Citations	2	Grinder Pumps	11
Warnings	5	Squad Calls	3
Security Checks	494	Fire Runs	1

**Gate Counts**

RFID Front- 9,875	Front Security Lane- 8,064
RFID Rear Entry- still not functioning	RFID Rear Exit- 16,657

**Vehicle Information**

Vehicle 1191	Fuel- 20.7 gallons	Miles Driven- 171
Vehicle 1591	Fuel- 93.9 gallons	Miles Driven- 2099

\*Vehicle 1191 had an oil change and Vehicle 1591 had new brakes and tires installed\*

**Other News from Security**

- During the month of March, an incident was reported to the Police Department involving damage to the rear gate arms of the back-entrance gate. Video footage was located and still pictures were posted to the WPOA Facebook page, within a few hours of the post we received a call advising us of where the truck could be located and who it belonged to. A subject was identified, confessed and was charged with Criminal Mischief, a 3<sup>rd</sup> degree misdemeanor. Restitution will be sought through the court for the damaged gate arms.
- New Cameras have been ordered for the rear entry gate in reference to the above-mentioned incident.
- Michael Stapleton has been hired as part-time gate guard and boat patrol officer along with David Stenger as a part-time gate guard within the Security Department. Please welcome them to our team.
- Sgt. Mckinzie has been accepted into a 40-hour Marine Patrol Training Program taught at Alum Creek Lake. This is a free, grant funded training that will be taught by the Ohio Division of Watercraft and Parks.
- *Sgt. McKinzie addressed the community concerning emergencies and how every second counts. In case of a true emergency, call 911 to activate local emergency response teams. Calling security first will delay help. He also noted that many homes do not have numbers on their mailbox or home which further delay emergency response teams as precious minutes are spent looking for your home. Trustee Robinson volunteered to get reflective number pricing from the life squad and report the information to the community. He suggested, if you don't have a mailbox, to put a pole near the road with your house number on it.*

**Other Committee Reports:**

**Building (Pete Levermore):** No variances for this month. Three new residence permits for this month out of a total of 14 permits received.

## 2019 Building Permit Status

Permit	March	Year to Date
Residence	3	6
Dock/Boat Lift	2	2
Additions	2	3
Repair/Replace	2	3
Pool	0	0
Deck	1	1
Garage	2	4
Storage	2	5
Boat Cover	0	0
Carport	0	0
Fence	0	0
<b>Totals:</b>	<b>14</b>	<b>24</b>

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

- The Election Inspectors will be delivering the Oath of Office to the newly elected WPOA and WRSD Board members at the April 20 Annual Meeting. We will also be conducting the elections for the Executive officials for each Board following the swearing in of the new members.
- *Election Inspector Patton asked that, if a Board Member will not be present during the WPOA Annual Meeting, to please submit your votes for Officers via a signed paper with your choices and placing it in a sealed envelope.*
- *Election Inspector Patton also asked the Board to approve changes in the Board of Trustees Oath of Office. See Motions and Resolutions below.*

### Lake Advisory (Mike LaPlante):

- The WPOA Trustees have reviewed the 11 CRT Recommendations on Boating Safety and Shoreline Protection and provided responses. Main thrust of the response was to increase Marine Patrol hours to 500 a season and enforce existing rules and regulations. Some of the recommendations remain to be worked. I've sent the WPOA Trustees responses to the CRT and Lake Advisory Committee members two weeks ago – and received very little response. So, that being the case – if you see have any issues and concerns during this boating season – be sure to send you input to the WPOA Trustees (all nine of them) and courtesy copy the Lake Advisory Committee. This is the only way you will get attention, if you have concerns.
- Our committee will be putting together 25 more fish habitats by the end of April. We are selling these habitats for \$25 each, or you can purchase them at the below website. We will also have these habitats for sale at Waynoka Day on 20 July.  
<https://www.fishiding.com/swimmer-soft-shallow-water-lake-waynoka-fish-habitat-4-pack/>
- As always, if you see any safety concerns around any of the common area docks, please let us know. Boat Safely

### **Long Range Planning Committee** (Judy Yanonne/Dave Patton):

- A second update of the Emergency Action Process (EAP) was provided by Terry Borgman. The Committee has continued work on the EAP with the purpose being to provide a comprehensive written plan for the Board and General Manager to follow in the event of an emergency. The original basis for the work was to define actions and responsible parties in the case of an emergency related to the dam, but it has been discovered that the process is also relative to other potential dangers such as WPOA property damage due to fire, storms, or from other causes.
- The Committee has continued work on the 5-year plan. The expense projections have been finished and the narrative section has been reviewed and discussed by the members. A draft of the report has been provided to the Board President for review.
- The first community survey was issued via email to all members who have provided their email address to the administration staff on April 8. This survey asked just a few simple questions and was primarily to test the response rate. A total of 5XX messages were sent out, and as of April 10 there had been 192 responses. The LRPC is pleased with the overall response to date. The survey that was mailed to all owners in 2015 had only 384 returned their thoughts.
- *The Committee is conducting surveys for information gathering purposes only. If you would like to be included, please submit your email address to the office.*
- *Terry Borgman submitted a Long Range Goals and Objective Comparison chart which is included with-in the newsletter. Be sure to read through it.*

**Rules and Regulations** (John Buskey): There was no committee activity this month. The Chair continues to consult with the Zoning/Building Committee on potential amendments to the Zoning/Building Code.

**Unfinished Business:** Thank you to Gina Dash for taking over the planning of the Annual WPOA Meeting beginning next year.

### **New Business:**

- Mgr. Cahall attended an OLCA workshop and gathered information to present to the Board. Highlights include an ADA compliant website, monitoring social media sites, policies addressing medical marijuana for employees, and short term rentals. The longterm goal is to accommodate RFID online renewals and payments of dues, fees, and monthly WRWSD invoices.
- Mgr. Cahall presented the new campground waiting list policy. It will be posted at the campground office for review by members. Basic information includes: a member must be in good standing to be added to the list; there are 3 waiting lists – basic, full hookup, and request to move locations; when a site opens up, the campground manager will contact the next member on the list to offer the ability to move locations. *\*\*\*Please see the full policy at the campground office for a more detailed account of how the process will work and what paperwork will need to be turned in before approval of the new site is issued.\*\*\**
- Tracy Crank will be holding a CPR and AED class for anyone interested. More information to follow.
- Currently, there are 2 AEDs within the community. One is located in the Rec Center right behind the counter and the other is in the main security cruiser. Chief Wallace is working on adding a third AED for the campground through the county.
- The old playground equipment will be removed from Little Turtle and Kiddie Corral in the near future based on OLCA recommendations. There will be some upgrades to the playground area near the pool and the campground. The Long Range Planning Committee is researching the cost and location of new playground equipment.
- The Civic Club asked for permission to add to the beautification feature near the back gate consisting of a Japanese maple, raised beds, and boulders. *See Motions & Resolutions below.*

### **Motions and Resolutions:**

- A motion was made by Koch and seconded by Yanonne to amend the WPOA Trustees Oath of Office as follows: “I promise to abide by the Restrictive Covenants, the Rules and Regulations established for the Waynoka Property Owners Association, and to keep in mind, as far as is possible, the best interest of the WPOA and the entire membership at all times.” A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Crank and seconded by Robinson to approve additions to the Civic Club beautification project at the back gate roundabout area. A yea/nay vote was taken and the motion passed unanimously.

### **Community Organizations:**

**Art Club** (Joanne Edwards): More creative works are needed for the wall quilt project in the conference. Clubs are encouraged to submit a square. Panels are available at the Rec Center. The rain barrel is on display at the zoo and is being auctioned off. On Thursday, April 25th, there will be a party for the Planet Auction Finale an Artist reception at the zoo from 5-8pm. Everyone is invited to attend.

**Book Club** (Joy Ackley): The club now has 24 members and they are hard at work organizing and restocking the library. Future plans include participating in the Earth Day Clean-Up event and Beach Day at the Marina where members will hand out books and toys to the little ones to encourage the love of reading. Joy claimed Book Club bragging rights for winning the Trivia night event.

**Chapel** (Valerie Bullock): Non-denominational services are every Sunday beginning at 10am and Bible Study is every Wednesday. Everyone is invited to attend. There will be an Easter Celebration after services on Sunday, April 21st consisting of ham and covered dishes. All are welcome to attend.

**Shawnee’s Women’s Club:** There will be a Waynoka Day preparation meeting on Wednesday, April 24th at 10am in the Lodge. Everyone is invited to attend.

**WaterSports Club** (Sue Byrd): Trivia Night was a success with 70 participants. \$222 was donated to the Sardinia library with \$122 donated by participants and \$100 from the WaterSports Club. Everyone is invited to the Annual Earth Day event on April 28th. We will be picking up trash in and around Lake Waynoka. Meet at the Lodge at 1pm. Gloves and bags will be provided. Joseph House donations are welcome year-round and can be dropped off at the Lounge. They are in most need of twin sheets and towel sets.

### **Board Concerns:**

- Trustee Walt Robinson presented valuable information to the community concerning fire prevention. It cannot be expressed enough how important it is to have working smoke detectors in your home. You need to check them every 6 months at the very least. Walt stated that the outcome of the camper fire may have had a devastating outcome if not for the fact that the camper had working smoke detectors. Please check your fire extinguishers every year. If the needle on the gauge is in the red area, you need to get rid of it. Check the date on your fire extinguisher. If the extinguisher is over 3 years old, it needs to be replaced as the contents settle and harden over time. The best way to dispose of fire extinguishers is to activate them, spray out any contents, and dispose in the regular trash after the contents have been expelled. Trustee Robinson also expressed a need for a fire hydrant in the campground. Several water tankers were brought in from several surrounding communities to fight the blaze but the situation could have quickly escalated had neighboring campers been at their sites. Community member Terry Borgman shared that the Red Cross will install smoke detectors and provide evacuation plans free of charge.
- Trustee Johnson reported that 19 Lake Waynoka boaters attended the Boater Safety Class in March.
- Trustee Crank thanked the WaterSports Club for donating \$380 to purchase Stop the Bleed kits for the lake.

### **Membership Compliments and Concerns:**

- Charles Porter (Lot #2047): Mr. Porter asked about changes with the Board. President Redick replied that an Executive Session was held and the Board voted to remove Doris Kitchen. The minutes from that meeting will be included in the newsletter. Mr. Porter would like to see a committee formed to investigate allegations of improperly filled out IRS forms.
- Doris Kitchen (Lot #336): Believes she was unfairly ousted from the Board and is pursuing legal action challenging her removal. She will continue to work on projects that she started. She informed everyone that Betty Purdin’s charges were dropped.

- Bob Rickling (Lot #406): Reminded everyone to reserve their spot for the Euchre Tournament on April 27th from 5-8pm which is sponsored by Boling Automotive.
- Valerie Bullock (Lot #2304): Questioned how the recent vacancy on the Board will be filled. President Redick responded that after the swearing in of the new Board members, they will discuss how to proceed.
- Pat McDulin (Lot#689): Thanked the Board for their hard work and dedication to the community.
- Michael LaPlante (Lot #758): Would like to see the applause end when things are said unless someone is being recognized for an accomplishment. This perpetuates division.

**Adjournment:** The motion to adjourn was made by Crank and seconded by Johnson. A yea/nay vote was taken and the motion passed unanimously. The meeting was adjourned at 11am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary