

WPOA Board of Trustees Saturday Meeting – 5/11/19

***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.

President Redick led those present in the Lord's Prayer followed by the Pledge of Allegiance.

President Redick introduced Adam Byrd, District 66 Candidate for office. He is a Republican, Christian, conservative, and a supporter of the Heartbeat Bill. He has 32 years of experience as a teacher and Superintendent of New Richmond Schools. Issues he supports are education, roadway maintenance, business and school collaboration to help students be employment ready, cooperation with Governor, and to make sure Brown County tax dollars are returned and spent within the County. He asks for your support in the coming election.

Roll Call: Present: Beard, Crank, Ellis, Johnson, Purdin, Redick, Robinson, Taylor, Mgr. Cahall

Minutes: Crank made a motion and Beard seconded to approve the 4/3/19 and 4/13/19 minutes as printed in the newsletter and the 4/20/19 WPOA Annual Meeting minutes sent by email. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): President Redick asked all of the mothers present to stand. She wished them a very Happy Mother's Day and also to those throughout our community who were not in attendance.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of April was \$232,000.00 mostly from dues and fees.
- The total operating expense for the month of April was \$178,000.00 with no unexpected expenses.
- The operating fund balance at the end of April was \$925,115.35.
- The operating income for the year at the end of April as \$1,242,000.00 and that is 58% of the plan for 2019. The expected income at the end of April was 59% so the WPOA is 1% under budget.
- The operating expense for the year at the end of April was \$631,000.00 and that is 30% of the plan for 2019. The expected expense was 31% so we are 1% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in April was \$55,000.00.
- Assessment account expenditures in April totaled \$83,000.00. This was mostly for two new tractors for maintenance.
- The balance of all allocated assessment accounts at the end of April was \$514,319.86.

Invested Funds

- Invested reserves at the end of April totaled \$425,790.00.
*Total cash on hand at the end of April was \$1,865,225.21.

Manager's Report (Paul Cahall):

- The hydraulic dredging company has had a few issues getting started but are rolling along now. We are paying them by the amount of silt they get out, not by the hour, so this is not costing us anything extra. They have assured me they will be done by Memorial Day weekend or that they would remove their equipment so our members can enjoy the use of the entire lake that weekend.
- 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.
- We are currently selling dirt that was taken out of the bottom of the lake. This is only available inside the gates of Lake Waynoka. We have two sizes 12 yards for \$75 and 8 yards for \$50. Contact admin to pay and maintenance will arrange a delivery time for you.
- The major road repair and paving will start shortly after Memorial Day Weekend and should be completed in the month of June.
- We will have a pool window open at the restaurant between Memorial Day Weekend and Labor Day Weekend serving snacks and drinks for our pool goers.
- We continue to talk to banks in an effort to get a better deal for our business. Hopefully this will be wrapped up in the next 30 days.
- Maintenance is working with the garden club for new landscaping in front of the Recreation Center.

Security Report for April 2019 (Chief Wallace):

Calls for Service	33	Animal Complaints	11
Arrests	1	Dog	8
Reports	2	Other (Beaver/Fowl)	3
Citations	1	Grinder Pumps	19
Warnings	6	Squad Calls	3
Security Checks	264	Fire Runs	2

Gate Counts

RFID Front- 13,657	Front Security Lane- 9,005
RFID Rear Entry- still not functioning	RFID Rear Exit- 17,587

Vehicle Information

Vehicle 1191	Fuel- 9.3 gallons	Miles Driven- 132
Vehicle 1591	Fuel- 114.4 gallons	Miles Driven- 1529

Other News from Security

- During the April, we received restitution from the Brown County Municipal Court in reference to the damage to the rear entrance gates as the subject responsible pled guilty to Criminal Mischief.
- The antenna for the new radio project was received and installed on the water tower, new equipment to complete the project has been ordered and is expected to be installed and operational within the next few weeks.
- The Police Department along with the Russellville Fire Department and Sardinia Fire Department responded to a camper fire in the campground, no subjects were injured. The use of a working smoke detector helped with that outcome.

- The Patrol Boat received seasonal maintenance and was launched.

Other Committee Reports:

Building (Pete Levermore): No variances for this month. One new residence permit. A total of 7 permits received for the month.

2019 Building Permit Status

Permit	April	Year to Date
Residence	1	7
Dock/Boat Lift	1	3
Additions	0	3
Repair/Replace	1	4
Pool	0	0
Deck	2	3
Garage	0	4
Storage	1	6
Boat Cover	0	0
Carport	0	0
Fence	1	1
Totals:	7	31

Motions #304 & 305 were explained by Pete Levermore and voted on by the Board. Please see Motions & Resolutions for details.

Election Inspectors/Nominating (Margi Borgman/Dave Patton): The Election Committee swore in the elected Trustees at the WPOA Annual Meeting.

Lake Advisory: No report.

Long Range Planning Committee (Judy Yanonne/Dave Patton): The committee finished its 5 year plan and submitted its findings to the Board at their workshop.

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: President Redick acknowledged the following people who helped make the WPOA Annual Meeting meal a success: Sandy Beard, Nan Wales, Ken Light, David and Brenda Nie, and Mike and Jackie Mathis.

New Business:

- Motion #306 was made. *Please see Motions & Resolutions for details.*
- Mgr. Cahall requested a reallocation of monies in the Capital Budget for the Rec Center parking lot. Please see Motions & Resolutions for details.
- Chairs and Co-Chairs for Committees will be announced soon.
- The Monday night WPOA Board workshop meetings beginning at 6pm will be open meetings as long as they can be done civilly.
- The restaurant is closed; however, the window at the pool will be open. A contract is being drawn up and hopes to be open by Memorial Day weekend.

- There is an open seat on the WPOA Board. The next person in line from the election declined to accept the seat. After much discussion, the majority of the Board voted to leave the seat open until the next election. Trustee Robinson and Trustee Purdin did not agree with this decision.

Motions and Resolutions:

- A motion was made by Crank and seconded by Beard to reallocate monies in the Capital Budget to seal cracks in the Rec Center parking lot, seal the entire lot, and remark parking spaces. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Taylor and seconded by Johnson to approve a BYOB at the Lodge for an end of year celebration of the Art Club on 5/13 and a WD50s event on 5/15. A yea/nay vote was taken and the motion passed unanimously.
- Motion # 304 was made by Purdin and seconded by Taylor to amend WPOA General Rules and Regulations (Volume 1), **Section II. Lots & Houses, paragraph 6. Zoning Guidelines**, as shown below in red font underline: Pole buildings, garages, and other roofed structures shall match the predominant wall color as well as roof color and roofing material of the dwelling. A roll call vote was taken and the motion passed unanimously.
- Motion # 305 was made by Beard and seconded by Purdin to amend WPOA Rules and Regulations, Volume 2, Zoning/Building Requirements, dated 12/08/2018 as shown below in red font underline:

II. New Residence 8. A plot map of the lots, showing the size and location of the building(s) on the lots. All new structure corners shall be staked on lot. All utilities (water, sewer, electric storm and sanitary) showing distance of separation must be shown on lot map. Driveways shall also be shown on plot map. In addition, plot map shall include planned direction of positive drainage away from the house on all sides. 9. A professional set of plans drawn to scale of the proposed structure (one complete set) shall be submitted. An electronic copy or a hard copy of the plans is acceptable. The maximum size of the hard copy is 11x17. 14. If an existing residence/dwelling is required to be removed to make room for the construction of a new residence/dwelling, a permit for the new residence/dwelling shall first be in place before the demolition of the existing dwelling is permitted to take place. 15. A new residence/dwelling shall not be occupied before the WPOA general manager has signed off on occupancy. Evidence of all required final inspections must be provided to the general manager before occupancy will be signed off. If occupancy takes place before all required final inspections have been received, the owner is subject to fines on \$100/day.

VI. Boat Covers 1. Boat covers shall not exceed twenty (20) feet in length, if perpendicular to the shoreline, unless a variance has been granted for additional digout into a lot owner's shoreline. Boat covers may be the length of the boat, if parallel with the shoreline. The width of boat covers may exceed up to three feet wider than the boat slip on either side of the slip. Should the homeowner want an additional 500 SF (e.g. 25 ft of length by 20 ft of depth of the dock). The permitted square footage, as well as the permitted orientation of boat covers (perpendicular versus parallel), is up to the direction of the zoning committee, taking into account the specific geographical limitations of each requesting location.

VII. Decks, Covered Decks, Gazebos 2. Corners of the deck, or other listed structures, shall be staked out prior to applying for permit. 3. Setback distance requirements are the same as those for a dwelling (new residence). 4. Color is to match that of the dwelling. 2. 5. Maximum square footage permitted for a gazebo is 270 sq. ft. (e.g. 15 ft x 18 ft.).

VIII. Docks 4. No dock may extend more than 20 ft. into the water past the natural shoreline or interfere with the normal boat traffic. With coves there will be a minimum of 14 feet from the outer edge of the dock to the center line of the channel. The permitted size of boat docks, as well as orientation (parallel versus perpendicular), is up to the discretion of the Zoning Committee, taking into account the specific geographical limitations of each requesting location.

XIV. Patio, Walkway Surfaces To minimize stormwater runoff into the lake any of these types of surfaces placed within 50 feet of the shoreline shall be a permeable surface (e.g. pavers, loose stone, ect.). A roll call vote was taken and the motion passed unanimously.

- Motion #306 was made by Purdin and seconded by Johnson that members who own or rent a house at the lake cannot rent a permanent campsite in the campground. Owners will still be able to rent a temporary site for short term use. This will be effective May 11, 2019. Owners who currently have a permanent site will be permitted to keep their current site. A roll call vote was taken and the motion passed with 6 yeas and 2 nays (Purdin and Robinson).

Community Organizations:

Art Club (Joanne Edwards): The Lake Waynoka rain barrel project won the top bid at the Cincinnati Zoo of \$380. The Wall Quilt submission deadline is May 31st. The club plans to begin the project this week. The Art Club will be on hiatus during June, July, and August.

Campground (Ken Crank): The campground is open. There has been discussion about a fire hydrant being installed in the campground.

Chapel (Valerie Bullock): Non-denominational services are every Sunday beginning at 10am and Bible Study is every Wednesday. Everyone is invited to attend.

Civic Club (Tony Tatman): The Annual Yard Sale is Saturday, May 18th from 8:30-4:30. Please use caution when pulling boats or driving on the roadways since this is a big event and there will be much traffic.

Shawnee's Women's Club (Sharon Woll): The Club will be hosting a Veteran's Celebration on June 4th with fishing and Bingo. Everyone is invited. We need Waynoka Day volunteers so if you are interested please see Sharon or someone in the club.

WaterSports Club (Sue Byrd): Thank you to those who volunteered with the Earth day cleanup. Several Clubs were represented. It was a great success. May 26th will be the annual Golf Cart Parade. Sign up is at 6:15pm at the Marina. The parade will end at Music on the Green. We are still collecting towel sets and twin sheets for the Joseph House. Donations can be dropped off at the Lounge.

Board Concerns: None

Membership Compliments and Concerns:

- Charles Porter (Lot# 2047) would like to see a committee formed to investigate financial statements and conflicts of interest.
- Bob Rickling (Lot #406) expressed his displeasure about not appointing someone to the open Board seat.
- Pete Snyder (Lot #1798) thanked the Board on behalf of most of the people on the east side of the lake for expeditiously beginning the hydraulic silt extraction project.
- Bobbi Wilson (Lot #117) said a prayer over the community for unity.
- Steve VonWahlde (Lot #4011) is concerned about the open Board position. He asked the Board to investigate Article 5, Section 4 of the CODE which states the requirements to be followed to fill an open Board position.
- John Sharp (Lot #122) would like to be considered for the open Board position.

Adjournment: The motion to adjourn was made by Taylor and seconded by Crank. A yeas/nays vote was taken and the motion passed unanimously. The meeting was adjourned at 10:50am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary