

## WPOA Board of Trustees Saturday Meeting – 12/14/19

*\*\*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.

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

**Minutes:** Ellis made a motion and McDulin seconded to approve the 11/9/19 minutes as printed in the newsletter. A ye/a/nay vote was taken and the motion passed unanimously.

**President's Report** (Prescilla Redick): President Redick said she hoped everyone had a wonderful Thanksgiving. She wished everyone a blessed Christmas and to remember the reason for the season.

**Treasurer's Report** (Vernon Taylor):

### Operating funds

- The total operating income for the month of November was \$95,000.00.
- The total operating expense for the month of November was \$159,000.00 with no unexpected expenses.
- The operating fund balance at the end of November was \$442,518.36.
- The operating income for the year at the end of November as \$2,067,000.00 and that is 97% of the plan for 2019. The expected income at the end of November was 96% so we are 1% over budget.
- The operating expense for the year at the end of November was \$1,912,000.00 and that is 91% of the plan for 2019. The expected expense was 93% so we are 2% under budget.

### Allocated Assessment Funds

- The income for allocated operating assessments in November was \$8,000.00.
- Assessment account expenditures in November totaled \$3,000.00.
- The balance of all allocated assessment accounts at the end of November was \$297,784.12.

### Invested Funds

- Invested reserves at the end of November totaled \$452,037.77.  
\*Total cash on hand at the end of November was \$1,192,340.25.

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

- The valve is open and will remain open until mid-February. The goal is to lower the lake 5 to 7 feet for dock and shoreline work. Please understand how fast and how low the lake goes has more to do with Mother Nature than anything we can do.
- The WPOA is offering three styles of sweatshirts and one T-shirt for the 50<sup>th</sup> anniversary for sale. Order forms are available at the Office, Lounge and Recreation Center. We will also include one in the Newsletter and on the Lake Waynoka website. You can fill out the form and bring it along with your payment to the Administration Office or order over the phone. After hours pick up can be arranged.
- The Long-Range Planning Committee has presented the proposed capital budget to the Board of Trustees. We expect to pass the 2020 capital budget in January.
- Maintenance is working several winter projects in several areas like Little Turtle, Quachita, Rec Center, Campground, Admin, Lounge and Lodge.
- We will be replacing the flooring in the workout room and painting. We will also be replacing the broken equipment with a better design.

- Reminder that the Administration Office is operating under winter hours from November 1<sup>st</sup> until March 1<sup>st</sup>. The office will be open Monday through Friday 8 am to 4 pm, closed Saturday and Sunday.
- Campground and beach bath house have been closed for the winter along with the rec area bathrooms.
- *The results from the bridge inspection were completed and no repairs are needed. The bridge limit rated for 40 ton on 3 axles and 29 ton on 2 axles. Mgr. Cahall called Sardinia Ready Mix and they are in compliance with our bridge load limit even with their heaviest truck. Signs will be posted and the weight restriction will be posted to the ODOT website.*

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

Calls for Service	32	Animal Complaints	4
Arrests	0	Dog	3
Reports	2	Other (Beaver/Fowl)	1
Citations	1	Grinder Pumps	9
Warnings	2	Squad Calls	2
Security Checks	565	Fire Runs	1

**Gate Counts**

RFID Front- 10,392	Front Security Lane- 8,125
RFID Rear Entry- still not functioning	RFID Rear Exit- 16,825

**Vehicle Information**

Vehicle 1191	Fuel- 38.7 gallons	Miles Driven- 762
Vehicle 1591	Fuel- 68.2 gallons	Miles Driven- 1267

*Vehicle 1591 had a steering rack replaced; Vehicle 1191 received a new set of tires.*

**Marine Patrol**

The patrol boat has been removed and winterized in preparation for next season.

**Other News from Security/Police**

The Lake Waynoka Police Department is participating in the Brown County Peace Officer Association “Shop with a Cop” event on 12/17/2019. Sgt. Mckinzie will be representing us again this year for this event. Donations toward this cause are always greatly appreciated. Please contact the Security Office if you would like to donate toward this event. Thank you to the individuals who have already donated this year!

The statewide outdoor burn ban has been lifted for the months of December to March under the Ohio Revised Code. Please continue to call the Security Office before burning. Please consult ORC section # 1503.18 and Ohio Administrative Code # 3745.19 for what items can be burned and how they can be burned.

The holiday season is upon us and package/delivery theft seems to always rise during this time. The term “porch pirate” commonly refers to an individual(s) who steal delivered packages off of the front steps of residences. Unfortunately, in the past, this community hasn’t been immune to this type of theft. The tips posted below are just a few that will hopefully lead to happy holidays for you, your family and friends:

- Send packages to your work address      -Install an outdoor security or doorbell camera
- Send packages to a friend                      -Install a parcel delivery box/lockbox

**Other Committee Reports:**

**Building** (Pete Levermore): No variances for this month. 27 new residences so far this year. Below is a breakdown of the permits.

**2019 Building Permit Status**

Permit	November	Year to Date
Residence	4	27
Dock/Boat Lift	8	20
Additions	1	8
Repair/Replace	1	19

Pool	0	0
Deck	0	6
Garage	2	11
Storage	2	14
Boat Cover	0	0
Carport	0	0
Fence	0	3
<b>Totals:</b>	<b>18</b>	<b>108</b>

**Election Inspectors/Nominating** (Margi Borgman/Dave Patton/Nan McHugh): Balloting closed for the 2019 WPOA and WRWSD Board elections on Monday, Dec 2. Ballots were counted on Wednesday, Dec 4 for both elections. We would like to give a big thanks to our 16 volunteers who worked for approximately 5 hours to complete the process. We have a great group who understand the process and ask questions whenever appropriate.

- For the WPOA election, we mailed 1,543 ballots and had 613 returned, or 39.7%. Seven ballots were disqualified. Elected to the WPOA Board were Steve VonWahlde with 432 votes, Pat Raleigh with 402 votes, and Todd Holt with 371 votes. Doris Kitchen received 288 votes. There were 15 write-in votes.
- Issue 1 which related to the roads and improvements account assessment increases was defeated with 183 Yes votes versus 340 No votes. (35% for, 65% against).
- For the WRWSD election, we mailed 1,445 ballots and had 554 returned, or 38.3%. 11 ballots were disqualified. Elected to the WRWSD Board were Michael LaPlante with 443 votes and Prescilla Redick with 336 votes. Mike Woods received 202 votes. There were 2 write-in votes.

**Lake Advisory** (Michael LaPlante): No report

**Long Range Planning:** The Committee met with the General Manager to discuss the details of the capital assessment accounts. Committee Co-Chairman (2) and committee members (4) and general manager in attendance.

- Improvement Capital Assessment account
- Lake Capital Assessment account
- Roads Capital Assessment account
- New Projects Opportunities
- Prepared a committee report “Capital Accounts Update” 11/20/19 for committee review.
- Prepared and submitted a WPOA recommendation Report “Capital Account update” 12/9/19 to the board.
- Presented the Capital Accounts Update to the WPOA board at the Monthly December Workshop 12/9/19
  - Presented the basis and assumptions for the 5 year Plan and 2020 1 Year plan. The 1-year 2020 Plan was prepared by the General Manager and incorporated in the 5 year (2020 - 2024) plan. Income streams are improving as membership population continues to grow; housing starts increased over last year and initiation fees have been added to the revenue stream; proposed money left over from the 2019 year was added to the 2020 proposed income.
  - The General Manager presented the details of the plan for each Capital Account with an explanation of the estimated amounts of proposed expenditures for the board review. New items were added; existing activities were advanced and delayed to ensure that the expenditures didn’t exceed the income.
  - The LRPC presented a review of each Capital Account.
    - Roads – Road income exceeds the amount of expenditures proposed. The impact of the current assessment expenditure will exceed the current income assessment in 2029 when the Lake Waynoka repaving project is started. Income includes garbage

income assessment, new building fee assessment and a proration of the initiation fee assessment.

- Lake - Road income exceeds the amount of expenditures proposed. The approved \$10 per member extra assessment continues to be included in the revenue income. A proration of the initiation fee assessment was added.
  - Improvements - Road income exceeds the amount of expenditures proposed. A proration of the initiation fee assessment was added.
  - New Project Opportunities (Recreation trail, playground) were discussed for consideration.
- Proposed recommendations will be reviewed by the board in December, re-discussed at the January Workshop and voted on at the January 2020 Monthly Board Meeting.

**Rules and Regulations** (John Buskey/Vern Taylor): The Committee met in November and completed work on the Restrictive Covenants. We also worked on the meeting decorum proposal for the General Rules & Regulations, Vol 1. We anticipate both items can be presented to the Board at the January workshop.

**Unfinished Business:** Two motions were brought forth from the Monday night meeting. *See Motions and Resolutions below.* The Capital plan will continue to be worked on at the January workshop and approved in January at the WPOA monthly meeting. Trustee Taylor thanked the Finance Committee for their time and effort on behalf of the community.

**New Business:**

- Two BYOBs were requested for the Lodge. One for a Lodge rental and another for the Art Club Christmas party. The motion for approval was made by Taylor and seconded by Crank. A yeay/nay vote was taken and the motion passed unanimously.
- Mgr. Cahall is setting up a training session for the newly elected Trustees.

**Motions and Resolutions:**

- Motion #315 was made by Taylor and seconded by Beard to accept the proposed 2020 budget with \$2,184,226.00 in income and \$2,143,548.00 in expenses with an expected surplus of \$40,678.00. The budget includes the following changes in the dues and fee structure: **1) Dues** – no increase **2) Multi Lot Fee** – no increase **3) Home Owner Fee** – no increase **4) Annual Mowing Fee** – will increase from \$75.00 to \$80.00 **5) Annual Dock Rental** – will increase from \$200.00 to \$250.00 **6) Annual Boat, Golf Cart and UTV Registration** – will increase from \$40.00 to \$45.00. A roll call vote was taken and the motion passed unanimously.
- Motion #316 was made by Purdin and seconded by Robinson to authorize the expenditure of not more than \$14,000.00 from the Lake Capital Account for a survey of the lake spillway for the purpose of monitoring for any movement in the spillway. A roll call vote was taken and the motion passed unanimously.

**Community Organizations:**

**Art Club** (Joanne Edwards): Monday, December 16<sup>th</sup> at 6:30 in the Lodge is the Art Club Christmas party. If you would like to come, please bring a snack to share, BYOB and a glass to paint.

**Book Club:** Our club is 2 years old now. Thank you to everyone for your hard work and donations. Thank you to everyone who has submitted recipes for the 50<sup>th</sup> anniversary cookbook. Keep those recipes coming. We have 131 recipes so far and need several more in the vegetable, side dish, bread, rolls, cookies, candy and this and that categories. Our goal is 200+ recipes. Pre-sales are happening so see someone in the Book Club if you'd like to order one. We have presold 59 copies thus far. The cost is \$15. You can also support by becoming a patron (\$15), in memory of (\$20) or be a corporate sponsor (\$25). Two new categories are \$50 and above is an anniversary sponsor and an Eastern High Scholarship to give to a student which can be any donated amount you wish.

**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** (Betty Purdin): On hiatus until the 4<sup>th</sup> Tuesday in March. Apparel, calendars and accessories are for sale. Bingo will be coming back beginning the second Saturday of January at the Lodge.

**Lake** (Frank Sizemore): The lake was recently stocked with bass and minnows. The state approved the fish and a report was sent to the state. This is done to keep invasive species out of the lake. Think of fish you would like to have stocked in the lake.

**Shawnee's Women's Club** (Sharon Woll): Thank you everyone for your support this past year. Note cards are for sale that have pictures from around the lake. They are \$1 ea. or 6/\$5. Light up the lake will be on December 14<sup>th</sup>. There will be a parade around the lake to look at homes. There will also be Christmas Carols and cookies. The event is free of charge.

**WaterSports Club** (Sue Byrd): Thank you for supporting the Veteran's Day celebration held in November at the Lounge. We wish everyone a Merry Christmas and a Happy New Year.

**Board Comments/Concerns:** A reminder that there will be an Executive Officer session with Mr. Porter following the Board meeting.

**Membership Compliments and Concerns:** Doris Kitchen congratulated the newly elected Trustees. She asked Mgr. Cahall about the campground AED and requested it be moved out of storage and placed at the Lodge during the winter months. She is donating a box to keep it in. President Redick and Mgr. Cahall agreed and it will be relocated. She brought up a fee about the lawsuit insurance and the Board declined to discuss any pending litigation with her.

**Adjournment:** The motion to adjourn was made by Purdin and seconded by Taylor. A yea/nay vote was taken and the motion passed unanimously. The meeting was adjourned at 10:20am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary