

WPOA Board of Trustees Saturday Meeting – 2/8/20

***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: Crank, Ellis, Johnson, McDulin, Purdin, Redick, Robinson, Taylor

Absent: Beard, Mgr. Cahall. Both were excused.

Minutes: Crank made a motion and Ellis seconded to approve the 1/11/20 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): President Redick introduced three candidates running for Brown County offices. Tom Mayes is running for Brown County Commissioner. He is an attorney and believes in supporting struggling villages by helping bring in economic developments. Adam Bird is running for State Representative of the 66th District. He is a lifelong Teacher, Principal and Superintendent. He feels his leadership skills will help him by focusing on economic development and children. Nick Owens is running for State Representative of the 66th District. He is an Asst. Prosecutor and focuses on recruiting businesses and families to Brown County.

Treasurer's Report (Vernon Taylor):

Operating funds

- The total operating income for the month of January was \$19,638.00.
- The total operating expense for the month of January was \$41,133.00 with no unexpected expenses.
- The operating fund balance at the end of January was \$117,705.00.
- The operating income for the year at the end of January was \$19,638.00 and that is 1% of the plan for 2020. The expected income at the end of January was 6% so we are 5% under budget.
- The operating expense for the year at the end of January was \$41,133.00 and that is 2% of the plan for 2020. The expected expense was 8% so we are 6% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in January was \$67,989.50.
- Assessment account expenditures in January totaled \$30,111.00.
- The balance of all allocated assessment accounts at the end of January was \$278,626.15.

Invested Funds

- Invested reserves at the end of January totaled \$479,548.00.
*Total cash on hand at the end of January was \$1,095,484.00.

Manager's Report (Paul Cahall):

- The valve is open and should remain open until mid-February.
- The WPOA is offering three styles of sweatshirts and one T-shirt for the 50th anniversary for sale. Order forms are available at the office, Lounge and Recreation Center
- Reminder that the Administration Office is operating under winter hours from November 1st until March 1st. The office will be open Monday through Friday 8 am to 4 pm, closed Saturday and Sunday.
The following is an update on the many winter projects we have been working on:
- The Spillway survey – Survey has been completed and maintenance has been performed on the spillway itself. This highly accurate survey will enable us to monitor any movement of the spillway walls year over year limiting the cost of any required action we may have to take.

- Little Turtle docks – 400 ft of dock has been replaced. There is still a lot of work left to be done by our maintenance crew before the beginning of season. Maintenance will be putting in new shore line protecting and stairways to get down to the dock.
- Quachita Docks -We have removed 375 feet of old dock, and on the east side of Quachita we have installed over 200 feet of new dock and rocked the shoreline. Work continues on the west side of Quachita weather permitting.
- Admin building upgrades – Maintenance has replaced the flooring in the Admin building. This was a much-needed upgrade.
- AED – We have worked with the county and they have agreed to maintain 4 of the 5 AED’s that we have. We will continue to maintain the one in the Recreation Center. We will be putting an outdoor AED box on the Campground office for the season it can be taken down over the winter months.
- Recreation Center - Maintenance has completed the repainting of the weight room and will be doing other touch ups around the building.
- The indoor pool and hot tub have been resurfaced and returned to service. They look great.
- The new flooring in the weight room is scheduled to be installed and new equipment then ordered.
- Maintenance has installed new lighting and ceiling fans in the lounge with remote controls.
- Our tree guy has been back in the campground trimming out branches and removing dead or dying trees. Maintenance will have it all cleaned up and ready for the season.
- We have hauled over 200 tons of gravel for the boat parking area and will be bringing in another 100 tons.

Security/Police Report for January 2019 (Chief Wallace):

Calls for Service	48	Animal Complaints	3
Arrests	0	Dog	2
Reports	3	Other (Beaver/Fowl)	1
Citations	1	Grinder Pumps	12
Warnings	7	Squad Calls	7
Security Checks	362	Fire Runs	1

Gate Counts

RFID Front- 12,120	Front Security Lane- 6,582
RFID Rear Entry- still not functioning	RFID Rear Exit- 14,658

Vehicle Information

Vehicle 1191	Fuel- 23.5 gallons	Miles Driven- 433
Vehicle 1592	Fuel- 21.8 gallons	Miles Driven- 385
Vehicle 1591	Fuel- 71 gallons	Miles Driven- 1490

Other News from Security/Police

- The Lake Waynoka Police Department investigated several suspicious vehicles reported at the back-entrance gate. A narcotics investigation involving two juveniles was conducted during one of these calls.
- Training was conducted with Security Staff key topics included: referring police matters and advising when to contact the communication center, placement of call for service forms and logging campers into the community via a new digital format in the security software.
- New boat, camper, golf cart, utv and vehicle decals have been ordered. As per the request of numerous individuals, the boat decals have been changed to reflect the decal number as the largest size number on the decal instead of the year being the largest. This should greatly help in boat identification.

Crime Prevention Tips of the Month

Topic- SAFETY WHILE YOU'RE AWAY FOR EXTENDED TRIPS

Lock doors and windows. Draw curtains and shades and set a timer for lamps.

Burglars frequently target cash, laptops, phones, bikes, jewelry, etc. Don't leave attractive items out in plain sight.

Let a designated and trustworthy, neighbor, friend or family member know how long you'll be gone and how you can be reached in the event of a problem. Temporarily stop mail and newspaper delivery as well or have that individual pickup your mail.

Record serial numbers for expensive items, cameras, bicycles, etc. These are extremely important in criminal investigations and have made the difference in numerous theft, burglary and receiving stolen property cases.

Other Committee Reports:

Building (Pete Levermore): One variance for this month to be addressed at the February WPOA meeting. Below is a breakdown of the permits. *Lot#1843 requested a variance to accommodate a dock with a 4"long and 28"wide dig out, 3" deep to accommodate a double boat slip, each 12" wide with a 4" wide walkway between them. (12.4) cubic yards. A motion was made by Crank and seconded by McDulin to approve the variance. A yea/nay vote was taken and the motion passed unanimously.*

2019 Building/Zoning Permit Status

Permit	January	Year to Date
Residence	3	3
Dock/Boat Lift	7	7
Additions	0	0
Repair/Replace	3	3
Pool	0	0
Deck	0	0
Garage	2	2
Storage	0	0
Boat Cover	0	0
Carport	0	0
Fence	1	1
Totals:	16	16

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

Lake Advisory (Michael LaPlante):

- Our committee presented recommendations at the February WPOA Workshop for trustee's consideration, in order to update the Boating and Fishing Guide and General Rules and Regs (Vol 1) yellow book, if necessary, by 15 Mar 2020.
- Note - there is detailed information in the Lake Waynoka Newsletter about an upcoming Ohio Boaters Safety Course offered on 28 March 2020, in the Lake Waynoka Lodge. Check it out – don't miss this opportunity to get your safe boater certificate.
- The lake valve will be closed on or about the 15th of February. So while the lake is lowered, it is a perfect time to check your dock structure and make necessary repairs. Don't forget to check any electrical lines and equipment on and around your docks and lifts.

Thank you. Michael LaPlante, Waynoka Lake Advisory Committee Co-Chair, 937-689-7604

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Long Range Planning (Terry Borgman): The LRPC recommendation to increase the roads and improvements capital assessments were voted on by the WPOA Board and passed in January. The walking trail was acknowledged by the Board and added to the 10 year plan in year 6. The LRPC is required to complete a written report on the 5 year plan. This report is due at the end of the 1st quarter. The committee will schedule a meeting with the General Manager to finalize the last 4 years of the 5 year plan. The committee agreed to publish a user friendly capital assessment report in the newsletter. This will be reviewed in the February workshop. The report will compare the proposed funding and the proposed projects on a single page. Members of the committee will complete the balance of the capital

reports proposed. During the January workshop, the LRPC introduced a proposal to produce Smart demographic graphics. These demographics will be used to educate new trustees, provide factual information and trends to board members to use in making decisions and provide information to the membership in a user friendly graphic format. Topics may include election ballot results, a breakdown of the community by age groups, revenue growth of dues and capital assessment values by year amounts among others. WPOA Board to review. Discussion was held on ways to create a more effective playground arrangement that would be less costly. A subcommittee is following up on this. A discussion on the process of surveys was held. Committee members were asked to propose a process that merges the needs of the WPOA Board, the LRPC and the membership.

Rules and Regulations (John Buskey/Vern Taylor): None

Unfinished Business: None

New Business:

- Several BYOBs were requested for the Lodge. Crank made a motion and McDulin seconded to approve the requests. A yea/nay vote was taken and the motion passed unanimously.
- There was much discussion about the request by the Shawnee Women's Club request to spend \$50,000 in renovating the Rec Center kitchen. Topics included the ventilation system, insurance increase and timeline. Trustee Purdin stated that the architect will work with Mgr. Cahall in regards to the specifics and timeline. The project will not be started until they have the funds to complete the project. Treasurer Taylor asked that the Shawnee Women's Club think outside the box in thinking of other community projects. He believes there are more pressing needs than a kitchen renovation.

Motions and Resolutions: Purdin motioned and Robinson seconded to allow the Shawnee Women's Club to begin renovations of the Rec Center kitchen. A yea/nay vote was taken and the motion passed with 7 yeas and 1 abstention (Taylor).

Community Organizations:

Art Club (Joanne Edwards): Tickets are on sale for the next Uncorked on Canvas on March 21st, 6pm, at the Lodge.

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

Civic Club (Ginny Tatman): Bingo will be held in the Lodge February 8th at 7pm.

Board Comments/Concerns: None

Membership Compliments and Concerns:

Steve Campbell (2874): Addressed a letter he received from a group called the LWPOG. A few Board members are in the group and he wanted to know if this constitutes a conflict of interest. Trustee Purdin responded no. Treasurer Taylor stated that the Board is a diverse group already and the vote is a democracy.

Nancy Hughes (1833): Mrs. Hughes read a letter from her and her husband. They have been members of the community since 2018 and are shocked by the Board meetings and an angry group with divisive complaints every month. This inhibits the progressive future of the community.

Charles Porter (2047): Announced he will be posting portions of his meeting recordings on YouTube.

Margi Borgman: Warned Mr. Porter to not put her on YouTube.

Michael LaPlante: It is the Board's fiduciary responsibility to raise dues and has every right to do so.

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 10:38am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary