

WPOA Board of Trustees Saturday Meeting – 5/9/20

***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 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 Charlie Beard called the meeting to order at 12:00pm.

Roll Call: Present: Beard, Ellis, Taylor, Crank, Redick, Purdin, Raleigh, VonWahlde, Mgr. Cahall
Absent: Holt (ex.)

Minutes: Purdin made a motion and Crank seconded to approve the February minutes as printed in the newsletter. A ye/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): As your newly elected President, I wanted to send out a message to introduce myself, along with the new Board members, and give you some insight into the direction the WPOA is heading. My name is Charlie Beard and I have the opportunity to serve you as President of the WPOA Board of Directors. My wife Sandy and I have been residents here for 8 years and have been involved in many community activities here. Our other new Board members are Pat Raleigh, Steve VonWahlde and returning Board member Todd Holt. These gentlemen are also very excited about the opportunity to join the Board to help maintain the beauty, appeal and value of our community. We have some big things to tackle right off the bat. We are going to be addressing to investigate the future of the Lodge as the LRPC will oversee the process of the establishment of an ad hoc committee which will seek input from the community through focus groups, round table discussions, input from clubs and groups and others. I have asked the Board members to give me some of their ideas and what they vision as priorities of this Board. Every decision made by the Board is based solely for the betterment of the community as a whole. We will be concentrating on the most cost-effective measures for rejuvenating and maintaining our community. I would like to thank everyone for the continued support and patience. We appreciate any feedback and welcome your ideas, thoughts and suggestions. I want to encourage each resident to be involved as much as you are able to be. It is a great way to meet your neighbors while building a strong community. It is our intent to serve our community to the best of our collective abilities. As with any community, WPOA is most successful when we come together as a community. Make no mistake, this is YOUR association, YOUR community, and it needs you to succeed. We plan to make the WPOA one that works for everyone in the community in a way that is fair and transparent. I am honored to serve as your President and I look forward to seeing you around the lake.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of April was \$331,000.00 from normal operations.
- The total operating expense for the month of April was \$172,000.00 with no unexpected expenses.
- The operating fund balance at the end of April was \$842,258.54
- The operating income for the year at the end of April was \$1,141,000.00 and that is 52% of the plan for 2020. The expected income at the end of April was 59% so the WPOA is 7% under budget.
- The operating expense for the year at the end of April was \$624,000.00 and that is 29% of the plan for 2020. The expected expense was 31% so we are 2% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in April was \$136,000.00.
- Assessment account expenditures in April totaled \$6,000.00.
- The balance of all allocated assessment accounts at the end of April was \$621,420.78.

Invested Funds

- Invested reserves at the end of April totaled \$480,193.23.
 - ❖ Total cash on hand at the end of April was \$1,943,872.55.

Manager's Report (Paul Cahall):

- At the time of writing this report, we are still in a “stay at home” order from the Governor. The future opening and expanding of association amenities are restricted by those orders. We will open our amenities as those restrictions are loosened up. We will be prepared to go to normal operation as soon as those orders change.
- The WPOA sponsored events like Waynoka Day, that have been planned for the summer, will remain on the calendar. We will only cancel our events when it becomes evident that we will not be able to have them. Watch Facebook and the Web Site for updates. We will also post updates for Club sponsored events as we get them.
- The Administration Office is now operating under summer hours. The office is open Monday through Friday 8 am to 4 pm, and Saturday 8 am to noon.
- The rustic bathrooms at the recreation areas are open along with the bathroom at the beach.
- The campground is open under several restrictions from the State of Ohio. We will return to normal operation as we are permitted to by the State. Currently, we cannot open the common areas or add new campers full- or short-term rentals.
- We are preparing the pools to open on time. Currently, I have not gotten any indication from the Governor's office when commercial pools may be permitted to open. They will be full of water and ready to go on the first day after 22 May we can open.
- Maintenance has been busy with culvert replacements and ditching. We are currently getting bids on this year's road work and prepping equipment to start the dredging program the first part of June.

Security Report for April 2020 (Chief Wallace):

Calls for Service	36	Animal Complaints	6
Arrests	1	Dog	5
Reports	3	Other (Beaver/Fowl)	1
Citations	2	Grinder Pumps	32
Warnings	7	Squad Calls	3
Security Checks	122	Fire Runs	1

Gate Counts

RFID Front- 8,524	Front Security Lane- 7,023
RFID Rear Entry- Not working	RFID Rear Exit- 15,961

Vehicle Information

Vehicle 1191	Fuel- 30.7 gallons	Miles Driven- 509
Vehicle 1592	Fuel – 25.8 gallons	Miles Driven - 436
Vehicle 1591	Fuel- 84.1 gallons	Miles Driven- 1610

Vehicle 1591 had new front steering stabilizer work performed.

Other News from Security

Please renew your membership cards at the Administrative Office before attempting to renew your RFID decals at the Security Office. We cannot renew any decals with an expired membership card. New windows have been ordered for the security office and will be replaced in the next few weeks. This will require a closure of the security lane at the office for a few hours. Postings will go up in advance of the work. **In Police News:** On 4/8/2020, Gate Guard Don Barge alerted Sgt. Mckinzie to an individual that had entered the front gate with an open alcohol container, Sgt. Mckinzie was able to relay the

information to Officer Lengefeld, who was on patrol and she was able to locate the vehicle and executed a traffic stop. After checking the driver through the Brown County Communication Center, she found that the driver had an active warrant through the Brown County Sheriff's Office. The individual was detained and transported to the Brown County Jail.

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh): No variances this month.

Permit	April	Year to Date
Residence	0	6
Dock/Boat Lift	0	16
Additions	0	0
Repair/Replace	2	6
Pool	0	0
Deck	1	1
Garage	0	3
Storage	1	1
Boat Cover	0	0
Carport	0	0
Fence	2	6
Totals:	6	39

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): The WPOA Rules and Regulations require that the newly elected WPOA Board members be sworn in at the WPOA Annual Meeting on the third Saturday in April. Since all meetings had been suspended since early March due to the Covid-19 virus, the Election Inspectors participated in a phone meeting with the WPOA Board and performed the swearing in of new members Steve VonWahlde, Pat Raleigh and Todd Holt on that day. Following the swear in, the Election Inspectors also conducted the election of WPOA Board officers for the coming year. The results of this election were:

- President Charlie Beard
- Vice President Jenny Ellis
- Secretary Ken Crank
- Treasurer Vern Taylor
- Member at Large Prescilla Redick

Also on the same date, the Election Inspectors performed the same services as above for the WRWSD Board in a separate phone meeting. The reelected members were Michael LaPlante and Prescilla Redick. The WRWSD officers elected were:

- President Jim Bridges
- Vice President Pete Levermore
- Secretary Prescilla Redick
- Treasurer John Buskey
- Member at Large Michael LaPlante

We would like to thank all new members to both boards for volunteering their time to support the WPOA community.

Lake Advisory (Todd Holt/Jeff Huseman): None

Long Range Planning Committee (Terry Borgman/Steve VonWahlde): 1. The committee has not met for the last two months due to the current situation. 2. The committee did compile, edit and finalize a 2020 5-year budget that was transmitted to the past WPOA President and the committee on 6 April 2020. 3. The committee requests that the report be approved. Upon approval, the report should be added to the LRPC file on the internet. 4. Upon Board approval, the 5 year plan should be published on a page in the Monthly newsletter starting in June (Improvements) account, July (Lake) account and August (Roads)

account. Each one page document will be preceded by a brief (1-2 sentence) explanation of the document. 5. The 5 year plan will be reviewed quarterly per the rules and regulation if any changes occur. 6. The subcommittee continues to review a more effective playground layout and cost. Additionally, we are reviewing the age distribution, election result trends, the annual housing trends and the property ownership trends at Lake Waynoka. 7. Finally, we are preparing for our 2nd quarterly meeting between the WPOA Board and the LRPC proposed in June 2020. The Initial Joint meeting was a meet and greet type of meeting to discuss the rules of discussion and how we should prioritize the needs of the community.

Rules and Regulations (John Buskey/Vern Taylor): We are in a transition period between the 2019 Committee and the 2020 Committee, which will be chaired by John Barton. Three motions to amend the General Rules and Regulations, the Election Procedures Manual, and the Building/Zoning requirements were presented to the Board and discussed at its workshop on Monday, March 9th. We anticipate these motions will be voted on at the May 9th meeting. Following Board action, revised documents will be posted on the website. We recently received Attorney John Jolley's response to the Revised Restrictive Covenants. The Covenants with his comments will be sent to members of both the 2019 & 2020 Committees and we will meet to discuss the document as soon as we are allowed to do so. Following that, the revised Covenants will be presented to the Board, and after their approval, to the WPOA membership. We anticipate a special member meeting to vote on the revisions later this summer.

Unfinished Business: None

New Business:

- President Beard announced the Board and Committee liaisons. They are as follows: Lake Advisory – Todd Holt & Jeff Huseman; Long Range Planning – Steve VonWahlde & Terry Borgman; Rules and Regulations – Jenny Ellis & John Barton; Finance – Vern Taylor; Finance Advisory – Vern Taylor/TBA; Election Inspectors – Dave Patton & Margi Borgman
- Mgr. Cahall presented a request from Eastern High School to allow them to parade around the lake after their graduation on May 17th. It would be nice for Lake Waynoka residents to celebrate with them along the route. This would constitute an open gate pass for a 2 hour window during the parade. The Board congratulates all Eastern High School graduates on their accomplishment.
- Several motions were made. *Please see below.*

Motions and Resolutions:

- A motion was made by Purdin and seconded by Taylor to issue an open gate pass on May 17th for an Eastern High School graduate parade. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Crank and seconded by VonWahlde to allow Mgr. Cahall to amend the restaurant lease agreement with Angela's Curbside Cuisine. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Raleigh and seconded by VonWahlde to approve a variance for lot #1755 allowing driver posts in the building of their dock. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Crank and seconded by Raleigh to approve a variance for lot #1758 allowing driver posts in the building of their dock. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Taylor and seconded by VonWahlde to approve the Long Range Planning Committee's 5 year plan. A yea/nay vote was taken and the motion passed unanimously.
- Motion #319 was made by Crank and seconded by Redick to adopt the following amendment to WPOA General Rules and Regulations, Volume 1, dated 01-11-2020, Section II, LOTS/HOUSES: Renting of vacant lots is not permitted. A roll call vote was taken and the motion passed unanimously.
- Motion #320 was made by Taylor and seconded by Ellis to adopt the following amendment to WPOA Rules and Regulations, Volume 2, Zoning/Building Requirements dated 05/11/2019, by adding the following guidelines to Section VIII (Docks), paragraph 6:

“If a shoreline dig out variance is requested, the following general guidelines are recommended: All dig outs are to be no deeper than 3’ below normal lake level. Dig outs are to be no wider than the boat slip required (plus a center 4’ aisle width if two side-by-side boat slips are requested).

Tier #	Dig out distance into shoreline (at any point)	Acceptable material type of shoreline protection
1	4’ or less	Rip rap, wood, concrete
2	4’ - 6’	wood, concrete
3	Greater than 6’	concrete

Note: The Restrictive Deed Covenants specify that the [revised] normal water line must be no closer than 50’ to any building on the lot.”

A roll call vote was taken and the motion passed unanimously.

- Motion #321 was made by Purdin and seconded by Raleigh to adopt the following amendments to WPOA Rules and Regulations, Volume 3, Election Procedures Manual:

On Page 4, Add to Section I, Paragraph D, sub-paragraph 2 (Establish Key Dates), sub-paragraph iv:

“This deadline shall establish the cut-off date for member voting eligibility.”

On Page 5, add new sub-paragraph 6 to Section I, Paragraph D:

“Ballots returned by the U.S. Post Office as undeliverable shall be retained by the Nominating Committee Chair until the end of the balloting period. If the member contacts the Office or the Nominating Chair and provides a current address, their ballot may be re-mailed and must be returned by the voting deadline.”

On Page 10, Exhibit I, Fri. October 14, Add:

“This date is the cut-off date for voter eligibility.”

On Page 10, Exhibit I, delete:

“Fri. Nov. 18 Date by which returned ballots must be post-marked.”

A roll call vote was taken and the motion passed unanimously.

Community Organizations: None. *See newsletter for updates*

Board Concerns: Trustee Raleigh expressed the need to have language clarification about permanent structures within 50’ of the water line and what this entails. Examples include concrete, sidewalks, driveways, steps, ect. The Board agreed to defer this back to the Building Committee for review and future presentation to the Board.

Membership Compliments and Concerns: None

Adjournment: The motion to adjourn was made by Taylor and seconded by Crank. The motion passed unanimously and the meeting was adjourned at 12:22pm.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary