

## WPOA Board of Trustees Saturday Meeting – 10/10/20

*\*\*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.*

**\*\*The WPOA Board held its regular meeting on October 10<sup>th</sup> in the Rec Center. Social distancing was observed and masks were worn by all attendees.**

President Beard called the meeting to order at 10:00am.

Trustee Purdin led those present in the Lord's Prayer and a moment of silence for Gloria Rutan followed by the Pledge of Allegiance.

**Roll Call:** Present: Beard, Crank, Ellis, Holt, Purdin, Raleigh, Redick, VonWahlde, Mgr. Cahall

Absent: Taylor (ex.)

### Minutes:

- Crank made a motion and Purdin seconded to approve the 9/12/20 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.
- Raleigh made a motion and Purdin seconded to approve the 9/25/20 Special Meeting minutes as emailed.

**President's Report** (Charlie Beard): None

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

Operating funds

- The total operating income for the month of September was \$82,000.00.
- The total operating expense for the month of September was \$169,000.00 with no unexpected expenses.
- The operating fund balance at the end of September was \$908,676.81.
- The operating income for the year at the end of September was \$1,851,000.00 and that is 85% of the plan for 2020. The expected income at the end of September was 87% so the WPOA is 2% under budget.
- The operating expense for the year at the end of September was \$1,516,000.00 and that is 71% of the plan for 2020. The expected expense was 77% so we are 6% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in September was \$10,000.00.
- Assessment account expenditures in September totaled \$35,000.00 for completion of road work.
- The balance of all allocated assessment accounts at the end of September was \$521,073.13.

Invested Funds

- Invested reserves at the end of September totaled \$483,338.59.
  - ❖ Total cash on hand at the end of September was \$1,913,088.53.

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

- Reminder to all boat owners with boats still in the water. We will be opening the valve to drain the lagoon for WRWSD in late November. It is highly recommended you have your boat out by 15 November to insure you don't end up with trouble getting it out after the opening of the valve.
- A new web site has been launched. This new site is now viewable on your cell phone and smaller devices. The pages have been redesigned and reorganized to make it easier to find what you might be looking for. There are more tweaks that will be happening as we go but this is the first step in a modernization of our online presence and expanding our member's ability to manage their accounts online. We hope to have online pay for WRWSD in the spring and WPOA by the next year.

- A dive team completed extensive inspections on the dam and the valve system to include running a remote camera through the pipe with the valves in it. They have given our system a clean bill of health and we expect to do this again in another 5 years.
- I am meeting with the finance committee every Monday in the month of October working on the 2021 budget. We expect to deliver our recommendations to the Board at the November workshop for their review. Long Range Planning will start meeting in November to prepare the 2021 capital budget for board review in December.
- Watch the Web Site and Facebook for updates concerning WPOA sponsored and club sponsored events. As these events change, or are canceled, this is where we will make those announcements. We are in constant contact with the Brown County Health Department for updates on what we can and cannot do.

**Security Report for September 2020 (Chief Wallace):**

Calls for Service	49	Animal Complaints	7
Arrests	0	Dog	5
Reports	6	Other (Beaver/Fowl)	2
Citations	6	Grinder Pumps	17
Warnings	5	Squad Calls	8
Security Checks	360	Fire Runs	1

**Gate Counts**

RFID Front- 12,852	Front Security Lane- 10,412
RFID Rear Entry- Not working	RFID Rear Exit- 19,638

**Vehicle Information**

Vehicle 1191	Fuel- 15.9 gallons	Miles Driven- 247
Vehicle 1591	Fuel – 85.6 gallons	Miles Driven - 1318
Vehicle 1592	Fuel- 28.5 gallons	Miles Driven- 491

A tire pressure sensor was replaced on Vehicle 1591.

**Other News from Security**

- During the Month of September, 6 traffic citations were issued, one individual was issued citations for driving under suspension, furnishing false identification and a lanes of travel violation. Other citations were issued for driving under suspension and no operator’s license. Officers responded to several 911 hang up calls along with an unauthorized use of a boat and a criminal mischief complaint in the campground.
- Gate Guard Bob Millisor tendered his resignation effective 9/24/2020. If you see Bob in the community, please thank him for his service. Thank you Bob, you will be missed!
- Security Training was conducted during the Month of September, topics included real estate entry passes, code of regulations sections 10.1 and 11.4 and a discussion was held about improvements to our guest pass software.

**Marine Patrol**

120 hours of marine patrol was conducted during the Month of September. Marine Patrol issued 20 warnings for rules and regulations violations and responded to and assisted with 12 calls for service on the water. Marina Patrol will continue through the first weekend in October.

**Other Committee Reports:**

**Building** (Pete Levermore/Pat Raleigh):

Permit	September	Year to Date
Residence	3	24
Dock/Boat Lift	0	19
Additions	0	5

Repair/Replace	4	26
Pool	0	2
Deck	2	8
Garage	1	9
Storage	4	13
Boat Cover	0	0
Carport	0	0
Fence	2	14
Misc	0	1
<b>Totals:</b>	<b>16</b>	<b>121</b>

**Election Inspectors/Nominating** (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson):

- We have 8 candidates for the 3 open WPOA Board of Trustees seats. There are: John Barton, Ken Crank, Jenny Ellis, Donita Hagen, Jim Hewes, Jody Klekamp, Mike LaPlante, and John Sharp. A Meet the Candidates event will be held following the WPOA meeting on Saturday, October 10, for community members to ask questions and get to know the candidates. Ballots will be mailed to members in good standing by the end of October and must be returned by Monday, December 7. Please check with the Administration office if you want to confirm that you do not owe any dues or fees and are eligible to vote in this election.
- Vote for WPOA Board Trustees! Eight candidates are running for WPOA Board seats and need your vote! Read the Candidate Statements included in this newsletter, look for your ballot in the mail at the end of October, mark your ballot for no more than three candidates and return your ballot by December 7! Thank you for voting!
- *Meet & Greet the candidates immediately following meeting.*

**Lake Advisory** (Todd Holt/Jeff Huseman): None

**Long Range Planning Committee** (Terry Borgman/Steve VonWahlde):

- We continue to have Focus group meetings. To date we have had 13 sessions with 1-4 people.
- Many new and interesting ideas are being expressed about the lodge, restaurant, and lounge feasibility study.
- Please keep in mind remodeling is scheduled 3-4 years (2025) from now.
- The LRPC is conducting this planning so your ideas are built into the solution to the study.
- Clubs, committees, campers, staff, and membership are contributing to the ideas. In January we will begin work groups with membership to review ideas gathered and summarized ideas about the functionality, the building features and the best location for these facilities.
- We are currently working on the 2021 budget considerations with the general manager. Those ideas will be presented to the board in December 2020 and the WPOA board will vote on the proposal in the first monthly meeting in January 2021.
- *Trustee VonWahlde stated that all ideas are welcome. The feasibility study is published in various locations. So far 90 people have signed up to participate. Please sign up through LRPC email if you'd like your voice to be heard.*

**Rules and Regulations** (John Buskey/John Barton/Jenny Ellis): None

**Unfinished Business:**

- The Monday night workshop discussed the dredging program for the past 8-10 years. We will continue dredging until the end of November when the lake is lowered.
- The Board is in discussions with AquaDoc for algae and weed treatments next year. Maintaining the lake is the Board's top priority.
- The lawsuit against WPOA for removing a Board member has been dismissed and the Board's countersuit has been dismissed; however, the Federal lawsuit remains and is a civil matter.

**New Business:**

- The Art Club has asked for the Board's approval to beautify Little Turtle by adding sculptures, art pieces and memorial stones. All the pieces will have a nature/lake theme. No WPOA funds will be used for the project.
- A team of community residents have asked for permission to arrange an uplifting closed gate event which will be called Caravan of Lights on Saturday, December 19<sup>th</sup> beginning at Little Turtle. The vehicles will proceed around the lake viewing homes decorated with holiday lights before returning to Little Turtle to vote for the top three homes. Mr. and Mrs. Claus will be available to see as well. This is a no contact event.

**Motions and Resolutions:** None**Community Organizations:**

- Book Club – We will be moving all items to the Media room in January.
- Lake Committee – We will be adding blue gills, crappie, walleye and forage fish (fathead minnows and golden shiners) at the end of October thru the beginning of November.
- Campground – Trick or Treat will be October 17<sup>th</sup> from 5:30 – 7. Roads in the campground will close to all motorized vehicles at 5pm. This is for the Campground kids and children living at the lake. If you feel sick, please do not attend.
- Civic Club – Our final meeting will be October 27<sup>th</sup> at the Y Restaurant beginning at 5:30. Space is limited. Clothing items are available for purchase and a sampling can be viewed at the Lodge.
- WaterSports Club– Donated \$600 to the Georgetown Veteran's Home in lieu of the annual Veteran's Day celebration held at the Lounge. They plan to purchase speakers with the donation.
- Art Club – We are restructuring and meet the first Monday of the month from 10-11. Julie Wagner will be teaching sculpture classes on the third Monday of the month. Uncorked on Canvas has been split into two sessions. A limited number of tickets are available. Look for more info on the December Christmas party and in January, an oil painting class Bob Ross style, 30 tickets are available for \$45 each and includes all supplies.

**Board Concerns:** None**Membership Compliments and Concerns:**

- Don Tenkman – Lot 1823 – Would like to know the plans on dredging the east end of the lake to keep the lake healthy. It is filling in with silt and needs to be professionally dredged.
- Nancy Hughes – Lot 1833 - Stated that pets and people are getting sick from algae in the water. The Board has known of the situation since mid-June. After a few meetings, they stopped email communication after September 8<sup>th</sup>. She wants to know why they are being ignored. Trustee Raleigh clarified that the Board responded that no further action would be taken this year to the list of demands presented to the Board. President Beard said that the Board is consulting with AquaDoc and looking at dredging options.
- Paul Rutkousky – 800 Waynoka – Asked what solutions the Board is reviewing and when they will be implemented. The east end is not deep enough and hasn't been for a long time. Trustee VonWahlde stated that he appreciates the information being provided and assured that the Board is taking their concerns seriously and discussing options.
- Ginny Tatman – Lot 2634 - They saw a truck enter through the exit at the front gate. Security was busy and didn't see it. They reported the information to security personnel and was told no one was on duty. She wants to know why we have no weekend coverage. Mgr. Cahall explained that there is someone on call 24/7 for issues that arise and it is at their discretion to come in. To have full time 24/7 coverage would cost property owners \$140,000/year because they'd have to hire additional police officers.
- Tom Kiser – Lot 1870 - Said that he only sees one barge dredging and wants to know where the other barge is. Mgr. Cahall said that he was under the impression that both dredgers were operating unless there is something wrong with one. He will look into it.

- Jim Myer – Lot 1811– Owns lot adjacent to dump lot and confirms that only one barge is being used. Recommends bringing in heavy equipment when the lake is lowered to clean out areas like they used to do years ago.
- Marta Callahan – 588 Waynoka - Board members that wanted to be there need to know that it is a breach of your fiduciary duty to not do something about this issue and need to be held liable.
- Jim Donnelly – Lot 1774 – Thank you for taking the lake issue under advisement. Would like a quick resolution instead of studying the issue. If you're planning on using AquaDoc again, make sure they give you good resolutions instead of the patchwork that they did this year. Algae blooms have reappeared and we need the Board to make decisions.
- Dave Anward (?)- Lot 3292 - Suggested putting an automatic gate on the front entrance exit instead of hiring additional officers.
- Doris Kitchen – Believes the assessed legal fee should be returned to property owners since she dropped the lawsuit and paid her own legal fees. The Federal lawsuit concerns a former Board member and a WPOA police officer.
- Kris Kiser – Lot 1870 – Said the dredging process needs to be looked at. It is very inefficient to only dredge 4 days a week instead of 5.
- Jim Hughes – Lot 1833 – The water depth has a direct impact on algae blooms and if not addressed it will keep happening. Some spots are only 2' deep before drought conditions.
- Sandy Beard – Wants everyone to know that the community has tied the hands of the Board by not passing the updated Covenants allowing them to borrow money. The cost can be upwards of a million dollars to fix the problem. The Board members are agonizing over what to do.
- Gordon Ellis – Lot 1728– Wanted to thank the community for the care packages sent overseas during his deployment and for taking care of his family. The soldiers looked forward to receiving the packages.
- Susan Burwell – Lot 1836 - Been here twenty five years and her boat is sitting on bottom of lake in east end. Lake has not been dredged in her area during this time.
- John McDulin – The Board has tried to pass resolutions to be able to borrow money and they keep getting voted down. The only way to get extra money is to raise assessment dues.
- Tom Kiser – Wants to know if there are topographical maps of when lake was built and what the depths should be. Mgr. Cahall responded that they in the Mad Scientists report and are on the website.
- Ginny Tatman – concerned about open policy allowing Board to borrow money without a membership vote.

**Adjournment:** The motion to adjourn was made by Holt and seconded by Crank. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 10:55 am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary