

WPOA Board of Trustees Saturday Meeting – 12/11/21

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

Vice President Ellis led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Beard, Ellis, Holt, Moore, Raleigh, Taylor, Mgr. Cahall

Absent: Barton, Crank and Purdin. All were excused.

Minutes: The 11/13/21 were amended to reflect Trustee Moore as present and Trustee Holt as an excused absence. Holt was recorded as present and absent. Taylor made a motion and Raleigh seconded to approve the 11/13/21 minutes as amended. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): None

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of November was \$58,000.00.
- The total operating expense for the month of November was \$151,000.00
- The operating fund balance at the end of November was \$835,449.05.
- The operating income for the year at the end of November was \$2,236,000.00 and that is 96% of the plan for 2021. The expected income at the end of November was 96% so the WPOA is right on budget.
- The operating expense for the year at the end of November was \$2,078,000.00 and that is 91% of the plan for 2021. The expected expense was 92% so we are 1% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in November was \$13,000.00.
- Assessment account expenditures in November totaled \$7,000.00 with fish stocking and dam repair.
- The balance of all allocated assessment accounts at the end of November was \$713,101.42.

Invested Funds

- Invested reserves at the end of November totaled \$514,133.51.
 - ❖ Total cash on hand at the end of November was \$2,062,638.98.

Manager's Report (Paul Cahall):

- The work at the Recreation Center has been completed and we are back open normal hours. We know the length of time and the timing wasn't the most convenient but this repair needed to be done to ensure the long-term structural integrity of the building. With the supply and employment challenges facing everyone right now, we had to be flexible with our timing to make sure we got this done before winter.
- Maintenance will be repairing the other water damage in the recreation center over the next couple of months as parts become available. We do not foresee any need to limit the use of the building during these updates.
- The lowering of the lake has begun. We are hoping to bring the lake down about 7 feet so we can replace docks at Hiawatha, the beach, and marina. Remember Mother Nature has more to do with how far the lake goes down than we do. ODNR limits how fast we can let the water out.
- Bryer Cable has been sold to Spectrum Cable. For the next few months, it will still be run by Bryer but if you are a customer of them, you will be getting a notification in the future from Spectrum informing you of the changes coming to your service.

- I am currently working closely with the LRPC on the proposed 2022 capital budget and updating the 30-year plan. The LRPC has presented their recommendations to the board. They will be reviewing those recommendations and hopefully passing the 2022 budget in January.
- To address rumor control about next year's Waynoka Day. This event will be happening as previously scheduled with little changes to the casual observer. Over the last several years, the POA and the Events Coordinator has been taking on a bigger and bigger role in this annual event. Next year the POA and the Events Coordinator will head up the event.
- ODNR has approved the repairs on the dam. Buckeye Engineering is putting together the bid packages on this project and we hope to start the repairs this spring. We are told that the lake does not have to be drawn down any for these repairs to take place. There may be periods of time where the dam road will be closed but we will try and make sure signs go up beforehand so everybody knows when it will be closed.
- *We are trying to attempting to drain the lake 7-10' this year but Mother Nature is not cooperating and the EPA limits how fast we can drain it.*
- *Our Event Coordinator, Gina Dash, resigned. Amanda Yule has accepted that position and is doing a great job.*

Security Report for November 2021 (Chief Wallace):

Calls for Service	15	Animal Complaints	2
Traffic Stops	3	Grinder Pumps	16
Traffic Citations	0	Fire Calls	1
WPOA Citations	0	EMS Calls	5
Criminal Charges	0	Arrests	0

Vehicle Information

Vehicle 1191	Fuel- 0 gallons	Miles Driven- 31	No maintenance
Vehicle 1591	Fuel – 20.9 gallons	Miles Driven – 371	No maintenance
Vehicle 1592	Fuel- 17.0 gallons	Miles Driven- 191	No maintenance
Vehicle 2091	Fuel- 10.3 gallons	Miles Driven- 225	No maintenance

Other News from Security

- During the month of November, officers responded to property damage traffic crash, an open door to a residence complaint and four separate 911 hang up complaints.
- Sgt. Rob McKinzie resigned effective 11/3/2021. We wish him the best of luck with future endeavors. Officer Marcus Callahan has agreed to return and will be taking over Sgt. McKinzie's responsibilities.
- Two letters were sent to residences in reference to beautification violations. Progress is being made in both cases to correct the issues.

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh): There were multiple dock permits submitted which required a variance for a dig out be granted before they can be approved. These will be presented at the December WPOA meeting.

Permit	November	Year to Date
Residence	4	37
Dock/Boat Lift	1	40
Additions	0	11
Repair/Replace	1	19
Pool	0	2

Deck	0	15
Garage	1	8
Storage	2	16
Boat Cover	0	0
Carport	0	0
Fence	1	17
Misc	0	19
Totals:	10	184

There were 5 variances submitted. Please see New Business for details.

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

We would like to thank the following members for tallying the ballots this year. WPOA and WRWSD. Jackie and Mike Mathis, Judy and Scott Levermore, Claudia and Tom Glutz, Sue and Pete Levermore, Carolyn Cooper, Debbie Palmer, Linda Woods, Eileen Brown, Sue and Dan Federico, Cindy and Scott Harper. The top 3 vote getters for the WPOA were: Charlie Beard, Vern Taylor and James Hewes. The top 2 vote getters for the WRWSD were: Sean Moore and Nan Wales. Congratulations to the winners. They will be installed on the third Saturday in April 2022 at the Annual Dinner.

Lake Advisory (Todd Holt): None

Long Range Planning Committee (Terry Borgman/John Barton): The 2022 Capital Assessment is almost finished. The Board is reviewing it.

Rules and Regulations (Greg Stover/Jenny Ellis): John Buskey reported that they are working on the Covenants and are close to a final document. They hope to present it to the Board in January.

Unfinished Business: None

New Business:

- For Motion #336, Mgr. Cahall explained that the Recreation Center card increase is for a friend of yours to have access to the Rec Center. Each year there are only 6-8 people that buy this.
- Pete Levermore from the Zoning Committee presented several variance requests for dock dig outs:
 - Lot #2639 – Jump – Two 4’ deep x 11’ wide digouts for double boat slips.
 - Lot #2902 – Gardner – One 4’ deep x 12’ wide dig out for a single boat slip.
 - Lot #687 – Morman – One 2’ deep x 12’ wide dig out for a single boat slip
 - Lot #1883 – Wagner – Single boat slip with digout to include a covered sitting area. This is a revision of the previously approved variance request.
 - Lot #449, 450, 451 – Gleason – One 16’ deep x 48’ wide dig out.

***Please see Motions and Resolutions below for variance results.*

Motions & Resolutions:

- Motion #336 was made by Holt and seconded by Raleigh to approve the proposed 2022 budget with \$2,561,448.21 in income \$2,521,543.15 in expenses with an expected surplus of \$39,905.06. The budget includes the following changes in the dues, and fee structure:
 - Dues: increase \$10.00 from \$400.00 to \$410.00.
 - Multi Lot Fee: \$5.00 from \$100.00 to \$105.00.
 - Home owner fee: increase \$10 from \$160.00 to \$170.00.
 - Annual Mowing fees. No increase
 - Guest Cards. \$5 from \$15.00 to \$20.00
 - RFID stickers no increase.
 - Annual dock rental. No increase
 - Annual boat, golf cart, UTV, registration. No increase
 - Winter camper storage fees. No increase
 - Camping fees. No increase
 - Temporary campsites. No increase
 - Recreation Center Cards: from \$200 - \$410

A roll call vote was taken and the motion passed with six yeas.

- Taylor made a motion and Ellis seconded to approve Lot #2639 variance request. A yea/nay vote was taken and the motion passed with six yeas.
- Ellis made a motion and Holt seconded to approve Lot #2902 variance request. A yea/nay vote was taken and the motion passed with six yeas.
- Raleigh made a motion and Holt seconded to approve Lot#687 variance request. A yea/nay vote was taken and the motion passed with six yeas.
- Raleigh made a motion and Ellis seconded to disapprove Lot #1883 variance request. A yea/nay vote was taken and the motion passed with six yeas.
- Holt made a motion to approve Lot #449,450,451 variance request. There was no second. Therefore, the motion fell to the floor and no vote was taken.

Community Organizations: The Civic Club is in hiatus, however, we will have Bingo on January 15th and 29th. The other months it will be on the 2nd and forth Saturday. December 13th is the cutoff date for clothing orders to be received before Christmas.

Board Comments and Concerns: None

Membership Compliments and Concerns: None

Adjournment: The motion to adjourn was made by Taylor and seconded by Ellis. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 10:19am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary