

WPOA Annual Meeting Minutes 4/16/2022

President Beard called the meeting to order at 7:30pm.

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

Others present: Trustee-elect Jim Hewes

Election Officers present: Dave Patton and Margi Borgman

President Beard recognized and congratulated Betty Purdin who is retiring after 28 years as a member of the WPOA Bd. of Trustees. Since 1982 she has held all of the offices of the WPOA and chaired many committees. You will be certainly missed by the Bd. and have considered you a most valuable asset to the Bd. Your hard work and diligence have greatly benefited the WPOA and is an example to all of our trustees. Betty received a bouquet of flowers and a donation to the American Cancer Society by the WPOA.

President Beard read the WPOA accomplishments for the 2021-22 year.

1. Online system that allows members to see their accounts, pay bills, activate/deactivate guest cards, and issue guest passes at security.
2. Removed over 2000 cubic yards of silt from the lake.
3. Paved 2 miles of roadway.
4. Chip and sealed the marina and beach parking area's
5. Refurbished all 3 dredge barges
6. Refurbished 2 dredge push boats and built a 3rd one to increase dredging efficiency.
7. Replaced aging culvert pipes on Navajo, Cheyenne, Brave, Quarter horse, and Buffalo.
8. Replaced an 80 foot section of culver at the beach parking area.
9. Rebuilt and replaced several pumps in the pool house
10. Installed a new heater for the adult pool
11. Repaired concrete and wall near the adult pool
12. Removed old mulch and replaced it with decorative gravel in several areas like the pool and administration building.
13. Installed new storage building behind the Administration building.
14. Remolded an old storage room in the admin building turning it into the police offices.
15. Added a new storage room in the lodge for WPOA events storage.
16. Completed a major upgrade to the roof of the Recreation center to stop water damage in the winter.
17. Remodeled the Security building.
18. Installed back up generators at security and admin buildings.
19. Replaced the dock at the beach area.
20. Bought and installed 56 new bar stools and 5 high top tables in the lounge.
21. Installed a full-size concrete basketball court in the campground.
22. Built a parking lot between the sand volley ball court and basketball courts in the campground.
23. Bought a new zero turn mower for mowing rec area's
24. Developed the lottery system for rental docks.
25. Added \$74,000.00 to the reserves.
26. Approved permits for 37 new homes and 53 docks.
27. Completed inspections, engineering, permits and bid process for spillway work on the dam.

President Beard then read a list of the Board priorities for the upcoming year.

Dredging

- Get quotes for hydraulic dredging of east end - **Completed 2/12/21**

- Get direction from board on 2021 dredging plan - **Plan to move forward as per long term plan this year unless otherwise directed**
- We will be dredging for 6 months with 3 boats 2022

Dam

- Get dam and spillway engineers report - **Inspection complete should have recommendation by end of May**
- Will not be able to seal the ware wall due to the inability to get the water low enough. Hope to have the retaining walls repaired this spring.

Lodge

- Provide board response to LRPC questions - Presentation to WPOA at Nov. mtg.

On line billing

- Sewer and water to go online in 2021
- Dues and other to go online in 2022
- **Plan a Beta test before the end of the second quarter this year**
- Going live by March 1st personnel training in progress

LRPC

- Update Risk analysis plan - **Updated 5 year plan completed**
- Review updated 5 year plan.
- Continue review of Lodge facility's

Algae

- Contract with Aqua Docks for services for summer of 2021
- **Putting in 100 carp in April contract with Aqua Doc completed**
- Putting in 400 carp this spring and have a \$38,000 contract with Aqua Doc

Campground

- Meet with new campground chair Caitlin Dugan - **Completed Jan 21**
- Establish new rule for tent camping - **Completed 2/13/21**
- Begin planning new playground – **Inwork**
- Working with campground committee on wanted updates

Marina Docks

- Get quotes for replacement of Marina Docks - **Bd. decision in November;** Could not work because of water not down enough

Oath of Office

Elections Inspector Dave Patton introduced newly elected Trustee Jim Hewes and re-elected Trustees Charlie Beard and Vernon Taylor. All Trustees stood to renew their commitment to the community and recited the Oath of Office.

Executive Session

- At 7:37pm, Taylor motioned and Raleigh seconded to enter into Executive Session to elect WPOA Officers for the year 2022. A yea/nay vote was taken and the motion passed unanimously.
- At 7:41pm, Taylor motioned and Crank seconded to exit Executive Session. A yea/nay vote was taken and the motion passed unanimously.

Election of Officers

The Trustees elected, by majority vote, the WPOA Officers for the year 2022. Election Inspector Patton announced the results as follows:

President: Charlie Beard
 Vice President: Jenny Ellis
 Secretary: Ken Crank
 Treasurer: Vernon Taylor
 Member at Large: Pat Raleigh

Adjournment

A motion to adjourn the meeting was made by Taylor and seconded by Crank. All were in favor and the meeting was adjourned at 7:42pm.

Rhonda J. Maybriar, Assistant Recording Secretary