

WPOA Board of Trustees Saturday Meeting – 1/8/2022

***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. *The meeting was closed to the membership due to rising Covid numbers.*

Trustee Purdin led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

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

Absent: Holt and Barton. Both were excused.

Minutes: Purdin made a motion and Ellis seconded to approve the 12/11/21 minutes as printed in the newsletter. A ye/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard):

- President Beard announced that he will be absent from the February meetings and told the Trustees to get in touch with Greg Stover about any Rules & Regulation questions, comments and/or suggestions so the committee can proceed with their work.
- President Beard recognized John Sharp and his contributions to the Building/Zoning Committee. He was a real asset and will be missed.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of December was \$68,000.00.
- The total operating expense for the month of December was \$207,000.00 with no unexpected expenses.
- The operating fund balance at the end of December was \$658,268.68.
- The operating income for the year at the end of December was \$2,304,000.00 and that is 99% of the plan for 2021. The expected income at the end of December was 100%.
- The operating expense for the year at the end of December was \$2,287,000.00 and that is 100% of the plan for 2021. The expected expense was 100%.

Allocated Assessment Funds

- The income for allocated operating assessments in December was \$6,000.00.
- Assessment account expenditures in December totaled \$9,000.00.
- The balance of all allocated assessment accounts at the end of December was \$676,108.05.

Invested Funds

- Invested reserves at the end of December totaled \$514,155.55.
 - ❖ Total cash on hand at the end of December was \$1,848,532.28.

Manager's Report (Paul Cahall):

- We ended our fiscal year and had \$21,074 left above budget finishing within 0.9% of the overall budget. My thanks go out to my entire staff and especially the managers who watch their budgets very closely.
- At the time of this update, we are seeing some of the highest COVID yet and the staff has not been spared. We are normally at pretty much a skeleton crew this time of year and to have several people out sick at the same time becomes challenging. I ask for your understanding if due to staffing availability limited services may be available at times. We will do our best to maintain services at expected levels.
- The lowering of the lake continues and the valve should remain open until mid-February. 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 and at this point we have been losing to Mother Nature.

- 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.
- ODNR has approved the repairs on the dam and bid packages have been sent out. 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.

Security Report for December 2021 (Chief Wallace):

Calls for Service		Animal Complaints	
Traffic Stops		Grinder Pumps	
Traffic Citations		Fire Calls	
WPOA Citations		EMS Calls	
Criminal Charges		Arrests	

Vehicle Information

Vehicle 1191	Fuel- gallons	Miles Driven-	No maintenance
Vehicle 1591	Fuel – gallons	Miles Driven –	No maintenance
Vehicle 1592	Fuel- gallons	Miles Driven	No maintenance
Vehicle 2091	Fuel- gallons	Miles Driven-	No maintenance

Other News from Security

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh): The Zoning/Building Committee would like to recognize and thank long time member, John Sharp, who will be stepping down in January 2022. John and family will be moving out of town. We wish them the best in their future endeavors. If anyone is familiar with reading plans and has an interest in possibly participating on the committee, please let me know. 502-727-4820.

Permit	December	Year to Date
Residence	0	37
Dock/Boat Lift	13	53
Additions	1	12
Repair/Replace	5	24
Pool	0	2
Deck	1	16
Garage	0	8
Storage	1	17
Boat Cover	1	1
Carport	0	0
Fence	0	17
Misc	0	19
Totals:	22	206

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

Lake Advisory (Todd Holt): None

Long Range Planning Committee (Terry Borgman/John Barton): None

Rules and Regulations (Greg Stover/Jenny Ellis): None

Unfinished Business: None

New Business: Mgr. Cahall presented a variance for a boat dock. *Please see Motions & Resolutions below.*

Motions & Resolutions:

- Raleigh made a motion and Crank seconded to approve a single boat slip variance measuring 4' deep x 12' wide dig out on Lot #1852. A yea/nay vote was taken and the motion passed unanimously.
- Motion #337 was made by Taylor and seconded by Raleigh to increase the Lakw Waynoka Improvement assessment from \$110 to \$115 effective membership year 2022 and continuing indefinitely to offset increased inflation. A roll call vote was taken and the motion passed unanimously.
- Motion #338 was made by Taylor and seconded by Raleigh to increase the Roads assessment from \$170 to \$175 effective membership year 2022 and continuing indefinitely to offset increased inflation. A roll call vote was taken and the motion passed unanimously.
- Motion #339 was made by Purdin and seconded by Moore to increase the Lake and Dam assessment from \$70 to \$100 effective membership year 2022 and continuing through the 2023 membership year to fund increased dredging operations. Without further action, the Lake and Dam assessment will be reduced to \$75 effective membership year 2024 and continuing indefinitely. A roll call vote was taken and the motion passed unanimously.
- Motion #340 was made by Crank and seconded by Raleigh to accept the attached Capital Budget with \$763,000.00 in income and \$675,100.00 in expenses. Discussion: Treasurer Taylor inquired about the \$80,000 Campground budget, the removal of the playground equipment allotment and the payment plan for purchasing a new excavator for dredging and culvert needs. He feels the excavator is not a priority, however, Mgr. Cahall disagrees since the Board committed to doubling dredging operations. It takes two for dredging and the third is needed for other things. A roll call vote was taken and the motion passed unanimously.
- Motion #341 was made by Raleigh and seconded by Purdin 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 II (New Residence), paragraph 16:
 - “All proposed residences must be placed on a continuous foundation. Any proposed residence to be delivered on a non-removable steel chassis is unacceptable. Any proposed new residence which is perceived by the Zoning/Building Committee and the Board to be a ‘double wide’ or ‘single wide’ type structure will be denied a permit. The Board has the final decision as to whether a proposed plan for a residence falls into this prohibited category.” A roll call vote was taken and the motion passed unanimously.

Community Organizations: See newsletter for upcoming events and information.

Board Comments and Concerns: The Board will be meeting with a member of the community to hear an appeal, concerning the member’s campground suspension, at the conclusion of this meeting.

Membership Compliments and Concerns: Don Barge sent an email requesting that the Board look into establishing a dog park for the community. The Board discussed location, costs, mowing, clean up, parking, ect. and determined that they are not interested in pursuing a dog park at this time.

Adjournment: The motion to adjourn was made by Taylor and seconded by Raleigh. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 10:20am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary