

WPOA Board of Trustees Saturday Meeting – 4/9/2022

***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.

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

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

Minutes: Crank made a motion and Ellis seconded to approve the 3/12/21 minutes as printed in the newsletter. A ye/a/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 March was \$794,000.00.
- The total operating expense for the month of March was \$190,000.00 with no unexpected expenses.
- The operating fund balance at the end of March was \$1,253,276.04.
- The operating income for the year at the end of March was \$1,251,000.00 and that is 49% of the plan for 2022. The expected income at the end of March was 49% so we are right on budget.
- The operating expense for the year at the end of March was \$574,000.00 and that is 23% of the plan for 2022. The expected expense was 22% so we are 1% over budget.

Allocated Assessment Funds

- The income for allocated operating assessments in March was \$390,000.00.
- Assessment account expenditures in March totaled \$8,000.00 for engineering on the dam repair and tree work in the campground.
- The balance of all allocated assessment accounts at the end of March was \$1,223,885.19.

Invested Funds

- Invested reserves at the end of March totaled \$566,695.26.
 - ❖ Total cash on hand at the end of March was \$3,043,856.49.

Manager's Report (Paul Cahall):

- We have received and accepted a bid for the repairs to the spillway. Contracts are being drawn up and schedules for the work are being determined. The work should be completed sometime this summer and will not require a lowering of the lake. There may be limited road closers and we will try and keep you apprised of those closures.
- A bid has been accepted for the repair work on the outside of the lodge and work should start this spring sometime.
- Dock rental lottery drawing happened at 8:00 am on April 1st outside the administration building. I believe it went very smoothly and the only change I see for next year is we would like to do the drawing and dock slip assignment in the lodge. Weather the first of April can be very unpredictable and that would get us all out of it.
- We will start releasing the grass carp this month all around the lake and hope to have all 400 in by the end of the month. We have to wait for the water to be above 50 degrees consistently before we can put them in.
- We are in the process of trying an upgrade to the rec area bathrooms. The first one is at Little Turtle and if it turns out well, we will start the upgrade on the other 3 rec areas.
- The spring draining of the lagoon was started on 4 April and should go for about 2 weeks. We don't expect the lake to go down more than 2 feet and that would be with little to no rain during the draining period. We should be back to full pool by 1 May.

- New tables and chairs have been delivered and put together for the Lounge.
- The new members section on the web site is now live and I encourage all members to register so they can start using its capabilities. You will have the following capabilities at the member log in:
 - See your WPOA account.
 - Pay your dues, assessments and water bills.
 - Renew your guest cards, authorize guest new cards and turn off guest cards.
 - Leave guest passes at for the front gate weeks in advance of your guest arrival. You will also be able to see when your guest come through the gate.

Security Report for March 2022 (Chief Callahan):

Calls for Service	96	Animal Complaints	16
Arrests	0	Dog	14
Reports	25	Other (Beaver/Fowl)	2
Citations	2	Grinder Pumps	28
Warnings	15	Squad Calls	8
Security Checks	138	Fire Runs	3

Gate Counts

RFID Front – 16,436	Front Security Lane – 9,762
RFID Rear Entry – 15,794	RFID Rear Exits – 18,422

Vehicle Information

Vehicle 1391	Fuel 59.8	Miles Driven 1020
Vehicle 1591	Fuel 65.6	Miles Driven 1008.6
Vehicle 2091	Fuel 79.3	Miles Driven 1113.4

Other News from Security

- The Police Department saw an increase in calls to service to domestic situations and neighbor disputes, as well as well-being checks.
- Animals at large calls also saw an increase during the month of March.
- Multiple felony investigations were conducted during the month. One was found by officers to be numerous counts of theft by deception, with at least 10 other victims, which spanned over multiple counties. Officers were able to identify the two individuals (one using a false name). In an effort to tie all the cases together, the Police Department worked with the Brown County Sheriff's Office and Prosecutor's Office on felony charges.

Other Committee Reports:

Building (Pete Levermore/Pat Raleigh): One variance request to be presented at March WPOA meeting.

Permit	March	Year to Date
Residence	8	16
Dock/Boat Lift	2	10
Additions	0	1
Repair/Replace	2	5
Pool	2	2
Deck	2	4
Garage	1	2
Storage	2	4
Boat Cover	0	0
Carport	0	0
Fence	2	2
Misc	0	0

Totals:	21	46
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Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): There will be a WPOA annual meeting on 4/16 at 7:30 pm to swear in the newly elected Trustees. They are Jim Hewes, Charlie Beard and Vernon Taylor.

Lake Advisory (Todd Holt): None

Long Range Planning Committee (Terry Borgman/John Barton): LRPC Annual Letter to the WPOA Board:

- Purpose – Develop a process to ensure that the WPOA is compliant with the Ohio Law 5312. The community will spend no more than the revenue they generate.
- The annual letter, a requirement of the WPOA charter defines this compliance and was submitted in January and April of the current year.
- A review to create an awareness of issues that the WPOA board, LRPC and GM need to consider when developing capital assessment fees for future revenue to support expenditure needs and challenges.
- Challenges to improve the quality of the community include:
 - In 2021-2022, issues included extreme inflation, dam repairs, rec center repairs and lake dredging.
 - In 2023-2026, the lodge, restaurant and lounge will require close review because the buildings are in obvious need of repair. The lodge and lounge buildings have outgrown the population increase over the last 45 years. Due consideration of changes to those buildings are needed in 2023 to plan for remodeling changes in 2024-25.
 - In 2027, the east end of the lake requires hydraulic dredging.
 - In 2029-30, key facilities such as the tennis court areas require attention.
- Capital assessment fees to support these challenges have been developed and scrutinized by the WPOA Board to ensure compliance.
- These capital assessments embrace the need to support our home and property values and attract new WPOA members.
- Details of these challenges are documented in the LRPC Letter to the Board and published in the newsletter and Lake Waynoka website.

Rules and Regulations (Greg Stover/Jenny Ellis): We have been working on the Restrictive Covenant revision since last summer. On March 14th, we sent a copy of the proposed revision to the Attorney for review. We will be presenting further information to the community once we have received any suggested changes from the Attorney.

Unfinished Business: Assistant Recording Secretary Maybriar read Motion # 346 that was passed during a special meeting on March 30th. *Please see Motions & Resolutions below.*

New Business: None

Motions & Resolutions: Motion #346 was made by Barton and seconded by Raleigh. It is moved to:

1. Effective immediately, no owner may request a second permanent camp site.
2. Effective 1 May 2022, owners currently renting a permanent site in the campground will pay an additional fee of \$4 per night (\$6 total) for their second permanent site.
3. Effective for the 2023 camping season, owners renting a second permanent site in the campground will pay an additional fee of \$8 per night (\$10 total) for their second permanent site.
4. Effective for the 2024 camping season, no owner can rent a second permanent site in the campground.

A roll call vote was taken and the motion passed with seven yeas and two nays (Crank and Purdin).

Community Organizations:

- Chapel (Valerie Bullock): We have a new minister. All are welcome to attend.

- Civic Club (Michael LaPlante): We have two events scheduled for May. The first is the Flower and Plant Sale at John's Flowers near Fayetteville on Saturday, May 7th, just in time for Mother's Day. The second event is the Community Wide Garage Sale on Saturday, May 21st. Please check the newsletter for further details and information on Bingo.
- Shawnee Women's Club (Margi Borgman): Thank you to all volunteers and to those who contributed for the annual Easter Egg Hunt. We will be having an event on May 27th from 6-8pm for the opening of the pool. There will be free ice cream. All clubs are welcome to set up a table to promote their events. We will also be selling rubber ducks for \$5.00 each. They will be placed in the pool and randomly drawn for prizes. First place is \$150, second is \$100 and third is \$50.

Board Comments and Concerns: None

Membership Compliments and Concerns: None

Adjournment: The motion to adjourn was made by Purdin and seconded by Crank. A yea/nay vote was taken. The motion passed unanimously and the meeting was adjourned at 10:11am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary