

## WPOA Board of Trustees Saturday Meeting – 5/14/2022

*\*\*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.

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

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

Absent: Barton (ex.)

**Minutes:** Raleigh made a motion and Taylor seconded to approve the 4/9/22 minutes as printed in the newsletter. A yeay/nay vote was taken and the motion passed unanimously.

**President's Report** (Charlie Beard): President Beard announced the lake committee chairs and board liaisons as follows: Finance Committee: Vern Taylor and John Barton; Campground Committee: Caitlyn Dugan and Ken Crank; Long Range Planning Committee: Terry Borgman and Jim Hewes; Rules & Regulations: Greg Stover and Pat Raleigh; Building/Zoning: Pete Levermore and Sean Moore; Lake Advisory: Todd Holt.

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

Operating funds

- The total operating income for the month of April was \$293,000.00.
- The total operating expense for the month of April was \$182,000.00 with no unexpected expenses.
- The operating fund balance at the end of April was \$1,327,183.79.
- The operating income for the year at the end of April was \$1,528,000.00 and that is 60% of the plan for 2022. The expected income at the end of April was 59% so we are 1% over budget.
- The operating expense for the year at the end of April was \$761,000.00 and that is 30% of the plan for 2022. The expected expense was 31% so we are 1% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in April was \$75,000.00.
- Assessment account expenditures in April totaled \$31,000.00 for engineering on the dam repair and upcoming Lodge work.
- The balance of all allocated assessment accounts at the end of April was \$1,279,446.96.

Invested Funds

- Invested reserves at the end of April totaled \$566,718.05.
  - ❖ Total cash on hand at the end of April was \$3,173,348.80.

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

- The spillway repair work will start this month and should be completed by the 11 June. There will be no need to lower the lake for this repair but there may be limited road closures and we will try and keep you apprised of those closures.
- We have released the full 400 grass carp that we had a permit for from ODNR. While this should help with the weed and algae issues, we have seen over the last couple of years it usually takes a full year after release before you see a significant difference from the fish.
- Aqua Doc has started treating the lake weekly and will continue to do so throughout the summer season. We will have them continue into the fall as needed.
- We are in the process upgrading to the rec area bathrooms with a different system and will include painting the inside and repairing the doors.
- Dredging has started again and is scheduled to continue into late October. Please give our barges room to operate they do not stop or turn on a dime.
- We have hired a new Police officer filling all of our positions. This will allow us to have between 10 and 18 hours of police coverage 7 days a week.

- Maintenance is hard at work getting everything including the pools ready for the start of the season.

**Security Report for April 2022 (Chief Callahan):**

Calls for Service	105	Animal Complaints	27
Arrests	0	Dog	26
Reports	29	Other (Beaver/Fowl)	1
Citations	3	Grinder Pumps	28
Warnings	22	Squad Calls	4
Security Checks	146	Fire Runs	2

**Gate Counts**

RFID Front – 16,490	Front Security Lane – 9,848
RFID Rear Entry – 16,443	RFID Rear Exits – 18,697

**Vehicle Information**

Vehicle 1391	Fuel 45.0	Miles Driven 842.0
Vehicle 1591	Fuel 21.6	Miles Driven 301.9
Vehicle 2091	Fuel 74.6	Miles Driven 1,169.3

**Other News from Security**

- The Police Department saw an increase in animal complaints during the month of April. Please make sure all dogs and pets remain on your property or are on a leash while walking them. Citations have been issued to owners with repeated complaints, after multiple verbal warnings, who are failing to comply with this state law.
- On top of the numerous animal complaints, the Police Department responded to multiple fights in progress, domestic violence calls, property damage vehicle accidents, as well as disorderly conduct calls.
- Reminder: The Ohio State issued burn ban remains in effect through the month of May per Ohio Revised Code section 1503.18. Open burning continues to be prohibited across the state from the hours of 6am-6pm. Signs for the burn ban have been posted at the front and back gates. Members who plan to burn during the allowed hours are to report the activity to security. For more information, please visit <http://ohiodnr.gov/>
- Marine Patrol will resume during the month of May. Please obey all boating regulations through the WPOA and the state of Ohio. We want everyone to enjoy their time on the lake while being safe and courteous of others.

*Another Officer, Kyle Adams, has been hired bringing our total to three. This will allow us to provide seven day a week coverage.*

**Other Committee Reports:**

**Building (Pete Levermore/Sean Moore):**

Permit	April	Year to Date
Residence	6	22
Dock/Boat Lift	5	15
Additions	1	2
Repair/Replace	7	12
Pool	0	2
Deck	1	5
Garage	2	4
Storage	1	5
Boat Cover	0	0

Carport	0	0
Fence	4	6
Misc	1	1
<b>Totals:</b>	<b>28</b>	<b>74</b>

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

**Lake Advisory** (Todd Holt): None

**Long Range Planning Committee** (Terry Borgman/Jim Hewes): The purpose of this report is to inform the WPOA membership of the recommended strategy for the 2 of 3 Capital Assessment Accounts. The Board needs to recognize the following proposed capital expenditures in the 5-8year proposed capital assessment plan. Next month the lake capital assessment account will be addressed in the same manner. Roads Capital Assessment Account 2022-2026: No board action is required at this time. Improvement capital assessment account 2022-2026: WPOA board action required: The 5 year plan needs review. Expenditure for the lodge exterior walls is in serious need of repair; Lodge and restaurant (\$150k), lounge (\$46k) expenditures for 2024-2025 are in serious need of review if the feasibility study becomes viable. The rec center (\$90k) will be carefully watched as serious expenditures occur in 2023. Carefully considered actions in the 5 year plan period may impact actual and projected savings in the first 12 years. Those projected savings will be eliminated in 2029 and 2030 by increasing expenditures in 2027-2028 and 2029. See income and expenditures charts later in the report. Furthermore, the funds available in 2038 and beyond are also inadequate to meet the future expenditures. The board has the options to consider: do nothing and eliminate expenditures above; Add the recommended assessments; We could advance or delay the listed expenditures; We could reduce expenditures in the 5 year plan to preserve the savings for a longer period (for example: minimize lodge renovation costs) to potentially offset shortfall in 2029/2030.; Table any improvement 2029/2030 decisions until a later time.

**Rules and Regulations** (Greg Stover/Pat Raleigh): None

**Unfinished Business:** None

**New Business:** Two variances were presented by Pete Levermore. Lot # 3273 asked for two 4' x 12' dock digouts for a double boat slip. Taylor made a motion and Raleigh seconded to approve the variance. A yea/nay vote was taken and the motion passed unanimously. Lot #3205 would like to increase the covered dock roof area to 600sf. Pete stated that other than boat slips, the maximum allowed is 500sf. They also want a variance to install a metal roof even though the house is not a metal roof. Trustee Holt asked if the roofing materials would be the same color and Pete said they would be but they are two different materials. Holt then asked if the board has ever approved this type of variance before and Pete said no. President Beard asked if someone would like to make a motion to approve the variance. No one did and the motion fell to the floor. Motion # 347 and 348 were made. *Please see Motions & Resolutions below.*

**Motions & Resolutions:**

- Motion #347 was made by Raleigh and seconded by Holt to move an additional \$10,000 be added to the capital improvements budget for the maintenance truck purchase. A roll call vote was taken and the motion passed unanimously.
- Motion #348 was made by Raleigh and seconded by Moore to: In Rules and Regulations Volume 2, Section VIII Docks, Item 2 and section VI Boat Covers Item 3 “Driven posts are not permitted” be removed and replaced with the following:
  - a. Driven post can be permitted on dock and dock covers for limited applications
  - b. The pneumatic hammer used must be less than 300lbs and only used on 6” x 6” wood posts.
  - c. All posts on each dock or cover within 3 feet of the shoreline must be dug posts set in concrete.
  - d. Submitted plans must indicate which posts are to be driven if pneumatic hammer is being used.

- e. Pneumatic hammers can only be used between the hours of 8am and 5pm.

Discussion: Trustee Hewes asked how deep the posts would be driven as it may penetrate the hard pan. Trustee Raleigh said they are driven 11 feet. Mgr. Cahall responded that, using the drilling method, posts are driven into the hard pan at 3' and then concreted in. VP Ellis asked if the dock post plan is submitted with the permit. Cahall said yes, it is the same procedure just a different method. The preferred method is drilling.

A roll call vote was taken and the motion passed unanimously.

#### **Community Organizations:**

- Civic Club – The annual community yard sale is May 21<sup>st</sup> from 8:30-4:30. We had a flower sale from John's Flowers on May 1<sup>st</sup> and made \$500. Thank you to everyone who supported this event. Bingo will be cancelled on May 28<sup>th</sup> due to the Memorial Day holiday and Music on the Green. Treasurer Taylor asked who is supposed to be maintaining the Civic Club Garden at the back gate. Terry Borgman responded that the club paid for the beautification project but the lake is supposed to maintain it.
- Art Club – Please see our list of upcoming activities in the email blast and/or newsletter.
- Shawnee Women's Club – We will be having an ice cream party at the pool on May 27<sup>th</sup> along with a rubber duck regatta. First place wins \$150, second place wins \$100 and third place wins \$50. There are still a few ducks for purchase. Kroger donated the ice cream for the event. Our next meeting is June 1<sup>st</sup> at 10am in the Lodge.

**Board Comments and Concerns:** Trustee Hewes thanked everyone who voted for him.

#### **Membership Compliments and Concerns:**

- Dennis Staggs – Motion #306 was passed on May 11<sup>th</sup>, 2019 which prohibits a homeowner from having a site in the campground. He was told by the camp manager, overheard Mgr. Cahall talking to someone else and by a Board member that he was grandfathered in. President Beard said the motion was discussed in the Monday night workshop and the majority of the Board agreed to keep the motion as is for this year. VP Ellis said she plans to have the motion revisited later this year. Trustee Hewes would like to have a meeting between the Board and several homeowners with campsites to try to come to a resolution.
- Tim Williamson – He has noticed rocks being thrown into the lake in the cove areas. He asked the Board to consider placing signs prohibiting rock throwing.
- David Wagner – Asked that a few Rumpke cans be placed at the entrance and exit of the rear gate so people can dispose of their trash properly instead of throwing it around the lake or on the back road.
- Pastor Rex Schrolucke – has been praying that the people spreading rumors of wrongdoing will be brought to the light.
- Doris Kitchen – welcomed campers to meeting. Why are campers being asked to leave if they are homeowners? Taylor said that there are many people on the waitlist and 10% of camping sites are people with second sites and/or homeowners
- Jeff Wells – Mr. Wells is one of the homeowners affected by this motion. He was also told that he was grandfathered in when he built his home. Trustee Hewes asked who told him that he was grandfathered. Mr. Wells could not remember. President Beard said that the Board is going to revisit the motion this year and that enforcement of the motion is on hold for now.
- Randy ? – He and family members are campers. They've paid their dues. He would like notice given if they are told to leave or that the fees are going up.
- Jerry Abbatiello – Asked Mgr. Cahall about the \$70,000 budgeted for the campground projects. Cahall responded that the campground committee has not presented any projects to him or the board this year.
- Debbie Kennedy – She has been a camper for a long time. She has noticed that some sites are empty and others are unused. She doesn't understand the need to kick people out that want to camp.

**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 10:48am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary