

## WPOA Board of Trustees Saturday Meeting – 8/13/2022

*\*\*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: Barton, Beard, Crank, Ellis, Hewes, Holt, Moore, Mgr. Cahall

Absent: Raleigh and Taylor. Both were excused.

**Minutes:** Barton made a motion and Moore seconded to approve the 7/9/22 minutes as printed in the newsletter.

Secretary Crank clarified a member's comment about the campground. He said the monthly fees campers pay includes their water and electric use. No one is getting free water and electric. 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 July was \$174,000.00.
- The total operating expense for the month of July was \$299,000.00 with unexpected expenses of \$17,000 for tractor repair.
- The operating fund balance at the end of July was \$1,146,130.22.
- The operating income for the year at the end of July was \$2,009,000.00 and that is 78% of the plan for 2022. The expected income at the end of July was 78% so we are right on budget.
- The operating expense for the year at the end of July was \$1,473,000.00 and that is 58% of the plan for 2022. The expected expense was 60% so we are 2% under budget.

Allocated Assessment Funds

- The income for allocated operating assessments in July was \$5,000.00.
- Assessment account expenditures in July totaled \$63,000.00 mostly for a new truck for maintenance.
- The balance of all allocated assessment accounts at the end of July was \$1,137,879.92.

Invested Funds

- Invested reserves at the end of July totaled \$514,792.85.
  - ❖ Total cash on hand at the end of July was \$2,798,802.99.

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

- We removed 186 barge loads of silt (1116 cubic yards of silt) in the month of July with a goal for the month of 220. We did really well running operations 16 of the possible 19 days. We expect to continue dredging operations until the end of October.
- All the department heads are keeping a close eye on our budget and doing what they can to help offset inflation pressures and fuel cost but some things are just unavoidable.
- We purchased a 2022 GMC 3500 for the maintenance department. This will enable us to retire the 1998 red F250 from snow removal duty and completely retire the 1996 green F250 from the fleet.
- We had a very successful Waynoka Day last month. I would like to thank Amanda Uhl, our events coordinator, for all her hard work on this event and all the clubs who helped us pull this event together under the new format.
- The upgrades to the outside of the Lodge have begun and should be completed shortly.
- The completion of the dam project that only needs grading and grass planting has been delayed due to the extensive rains we have had over the last couple of weeks. Should be completed soon weather permitting.
- We are currently replacing the shower facilities in the recreation center. This project is being done mostly during off hours and should be completed soon.

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

Calls for Service	110	Animal Complaints	23
Arrests	0	Dog	19
Reports	29	Other (Beaver/Fowl)	4
Citations	7	Grinder Pumps	32
Warnings	46	Squad Calls	8
Security Checks	149	Fire Runs	2
Campground Calls	31	Livewell Checks	43

Gate Counts	
<i>RFID Front</i> 17,613	<i>Front Security Lane</i> 13,966
<i>RFID Rear Entry</i> Not functioning	<i>RFID Rear Exits</i> 29,280

Vehicle Information		
<i>Vehicle</i>	<i>Fuel</i>	<i>Miles Driven</i>
1391	70.65	1,260
1591	<b>100.5</b>	1,390
2091	<b>84.0</b>	1,141.1

**Other News from Security**

- Marine Patrol for the month of July -112 hours of patrol time, 31 verbal warnings, and 4 boat tows.
- The Police Department responded to numerous domestic violence calls, assaults, and calls of disorderly conduct and an increase in noise complaints from the campground.
- The Police department would like to remind everyone that quiet hours are from 11:00pm-8am. We want everyone to have a great time and enjoy themselves, however we ask that you also be respectful of other campers and residents during these hours and keep music and noise from large gatherings to a respectful level. We thank you for your cooperation and hope everyone continues to have a fun and safe summer.

**Other Committee Reports:**

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

Permit	July	Year to Date
Residence	2	31
Dock/Boat Lift	3	19
Additions	3	6
Repair/Replace	4	22
Pool	0	2
Deck	1	12
Garage	0	5
Storage	2	12
Boat Cover	0	0
Carport	0	0
Fence	2	13
Misc	0	4
<b>Totals:</b>	<b>17</b>	<b>126</b>

*Lot #3273 asked for a 4'x12' dig in for dual docks and a covering. A motion was made by Holt and seconded by Barton. Discussion: Secretary Crank asked if this is the same property that has an existing dock extending to close to their property line. The old dock would need to be removed. Mgr. Cahall said that it is, but the Board is just voting on the variance as submitted. A yea/nay vote was taken and the motion passed unanimously.*

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

- Candidate applications for the 2022 WPOA and WRWSD Board elections are now available on the Lake Waynoka website. There are 3 open seats on the WPOA Board and 2 seats on the WRWSD Board. The deadline for returning applications is September 26, 2022, at 4 pm. The Board will vote on the election timeline at the September monthly meeting.
- An information packet for the upcoming R&R revisions vote has been sent to all property owners in good standing. There is an in-person vote scheduled on September 3<sup>rd</sup> and 10<sup>th</sup> from 9am-12pm in the Rec Center. You must have your membership card and an ID to be able to cast your ballot. The ballot will look different this time as there are 7 separate issues to consider. The information packet summarizes the proposed revisions, and the Election Committee encourages everyone to view the entire revisions on the Lake Waynoka website.

**Lake Advisory** (Todd Holt): Would like to be included in the 2023 financial budget meetings in October for dock rentals.

**Long Range Planning Committee** (Terry Borgman/Jim Hewes): None

**Rules and Regulations** (Greg Stover/Pat Raleigh): Members in good standing should have received a mailing from the Election Committee about the upcoming vote. There are seven issues to consider. There will be four opportunities for members to review the revisions and ask questions before the vote. They are 8-13 and 8-27 at 10am in the lodge or 8-24 and 8-29 at 7pm via Webinar. You can obtain a Webinar link by e-mail or from the Lake Waynoka website. President Beard encouraged Board Trustees to attend the information sessions to show their support.

**Campground Committee** (Ken Crank/Carrie Paul): The Campground Improvement Committee would like to thank the Lake Waynoka Board for approving this committee. The purpose of the committee is to provide the board with suggestions regarding how campground capital is spent and to suggest any necessary rule changes and new rules that need to be put into place. The committee is striving to include all campers in this process and have been sending campground information and updates via email to campers who have shown an interest in these developments. The committee has also been collecting suggestions from campers regarding improvements they feel would be beneficial. Campers will be voting on these suggestions soon and this information will be discussed and presented to the board. We are also very appreciative of Paul Cahall's assistance in resolving maintenance issues (safety issues, tree removal, fixing lights and concerns with the bathroom/shower house, ect.) throughout the campground over the past month.

**Unfinished Business:** None

**New Business:**

- There was a request from a member to lease a spot in the Rec Center for manicure/pedicures. The member withdrew his request so this will not be pursued.
- Trustee Hewes resigned his position effective immediately due to disagreements with the Board and Management.

**Motions & Resolutions:** A motion was made by Holt and seconded by Barton. Discussion: Secretary Crank asked if this is the same property that has an existing dock extending beyond their property. Mgr. Cahall said that it is, but the Board is just voting on the variance as submitted. A yea/nay vote was taken and the motion passed unanimously.

**Community Organizations:**

- Chapel (Valerie Bullock): Songfest Sunday. Everyone is welcome to join in the fun.
- Art Club (Joanne Edwards): Our first meeting is 9/12. Trish Pottinger will be teaching quilting in the conference room. Let us know if you plan to attend so we have enough supplies. Bob Ross event in October. Spots are limited. Please see Joanne if interested. The yarn bombers will be taking the yarn off the trees in Destination Park soon.
- Shawnee Women's Club (Margi Borgman): We are having a Veterans picnic Wednesday, 9/21 at the Marina Pavilion from 10-2. A picnic lunch is scheduled around 11:30. Veterans from the Georgetown Veteran's Home will enjoy a day of fishing, fellowship and food. Sue Levermore is chairing the event. All Veterans at the lake are welcome to attend. We will be having community Bunco on 9/22 beginning at 2pm. The cost is \$5 and will be going towards prizes. Please contact Debbie Roberts for further information.
- Book Club (Linda Stover): Thank you to everyone for using the library. Currently, we are not accepting large donations of books since the library is full. If you happen to have one or two books that are page turners, we can accept those.

**Board Comments and Concerns:** None

**Membership Compliments and Concerns:**

- William Whitehouse: Asked how people with a green card, who are not dues paying members, are able to rent a campsite but dues paying members cannot have a campsite if they have a home. Mgr. Cahall said that they are able to rent a temporary site but not a full-time spot. All campers must be in a member's name. Mr. Whitehouse apologized to Secretary Crank for saying that he voted for Motion #306 as Crank voted against the motion. He would like a timeline for the Board to discuss repealing Motion #3036. Mr. Whitehouse said the gym lights are not bright enough for pickleball inside. Mgr. Cahall was asked by President Beard to look into upgrading the lighting system.
- Bob Rickling: Very unhappy that Hewes resigned. He is against citations being issued for comments made during an open meeting.
- Jim Siefert: There are too many dump trucks, bulldozers, ect. parked on property. People are running businesses from their garages or property. What is being done about it? Mgr. Cahall said that they have identified three properties. One is currently being fined and the others have been issued warnings. Trustee Barton stated that the only way to motivate people to clean up their areas is to accelerate fines and/or place liens on their property. The current structure does not do much.
- Mike Woods: Has not seen an increase in police patrol during the day. Mgr. Cahall said that there were 3,791 miles patrolled within the lake this past month. During the day, the Chief patrols the roadways, answers calls for service, performs administration duties and has meetings with Judges and Prosecutors. Mr. Woods reiterated that people should not be able to run businesses from their home such as dump trucks, backhoes, ect.
- Doris Kitchen: One of the best Trustees we've had resigned. He spent many hours poring over financial records and doesn't understand why people were not interested in the findings. She asked why it takes so long to reconcile the books? Trustee Barton said our accounting firm came in and looked at Mr. Hewes' specific concerns and they found no issues with our books.
- Tom Kizer: When is the last time we had an independent financial audit done? Mgr. Cahall said it is performed every year. In eleven years, we have used five different companies through a bidding process. Barton restated that there is no cover up.

**Adjournment:** The motion to adjourn was made by Crank and seconded by Moore. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:40am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary