

WPOA Board of Trustees Saturday Meeting – 11/12/2022

***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 10:04am.

Vice President Ellis led the attendees in the Lord's Prayer followed by the Pledge of Allegiance. President Beard asked that we remember all Veterans

Roll Call: Present: Barton, Beard, Crank, Ellis, Marcks, Moore, Taylor, Mgr. Cahall

Absent: Holt and Raleigh. Both were excused.

Minutes: Taylor made a motion and Crank seconded to approve the 10/8/22 minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Charlie Beard): President Beard recognized long time maintenance worker Randy Stivers. He was a key member of our staff with many accomplishments and talents. He will be sorely missed and hard to replace. We wish him well in retirement.

Treasurer's Report (Vern Taylor):

Operating funds

- The total operating income for the month of October was \$134,000.00.
- The total operating expense for the month of October was \$156,000.00 with no unexpected expenses.
- The operating fund balance at the end of October was \$693,126.74.
- The operating income for the year at the end of October was \$2,366,000.00 and that is 92% of the plan for 2022. The expected income at the end of October was 92% so we are right on budget.
- The operating expense for the year at the end of October was \$2,219,000.00 and that is 88% of the plan for 2022. The expected expense was 87% so we are 1% over budget.

Allocated Assessment Funds

- The income for allocated operating assessments in October was \$6,000.00.
- Assessment account expenditures in October totaled \$11,000.00. This was for gym lighting upgrade and lumber for upcoming dock replacements.
- The balance of all allocated assessment accounts at the end of October was \$979,211.77.

Invested Funds

- Invested reserves at the end of October totaled \$514,892.62.
 - Total cash on hand at the end of October was \$2,187,231.13.

The 2023 budget is finished and passed along to the Board for review. We will be voting on the budget at the December WPOA meeting.

Manager's Report (Paul Cahall):

- We plan to bring the lake down 5 to 7 feet this winter for dock and shoreline work. The Valve will be opened between 15 and 30 November determined by the needs of the WRWSD. Please plan accordingly for getting your boats out of the water for the winter.
- If we can get the water down enough this year, we have the following dock projects scheduled: 1. Replace the fueling docks at the marina with concrete docks. 2. Replace the dock next to the boat ramp. 3. Replace the dock at Hiawatha.
- We removed 178 barge loads of silt (1,424 cubic yards of silt) in the month of October with a goal for the month of 220.
- Our computer networks are all up and running including online payments and online guest passes. We still have some work to be done with the gate system to make it more robust but it is up and running.
- Maintenance has been working hard on closing down the campground and working on drainage ditches along with replacing some culverts. They have also started installing the slide at Little Turtle.
- Work on the 2023 budget has been completed by the finance committee and has been turned over to the board of trustees for their input. We expect to pass the 2023 budget next month at the December meeting.
- The WPOA Personnel Policies Manual is back from review with the attorneys. Recommended changes will be reviewed with the board and we hope to have a new manual approved at the January monthly meeting.

- I met with an engineer this month to take a look at drainage issues in the campground and he issued a list of next step items that have been approved by the board. Those inspections and repairs will be worked on over the next couple of months.
- Myself, maintenance, representatives from the Long-Range Planning committee and board member Pat Raleigh met with the owner of the farm upstream on Straight Creek on the east end of our property to look for ways to help control silt coming into the lake. We will be bringing in an engineer to look at observed issues to give us recommendations to improve our silt mitigation.

Lake Waynoka Police & Security Report for October 2022 (Chief Callahan):

Calls for Service	60	Animal Complaints	18
Arrests	0	Dog	16
Reports	22	Other (Beaver/Fowl)	2
Citations	3	Grinder Pumps	25
Warnings	19	Squad Calls	5
Security Checks	112	Fire Runs	2
Campground Calls	14	Livewell Checks	8
Vehicle Information			
<i>Vehicle</i>	<i>Fuel (gallons)</i>	<i>Miles Driven</i>	
1391	48.2	941.8	
1591	167.8	2,353.0	
2091	n/a	n/a	
Gate Counts			
<i>RFID Front</i>		<i>Front Security Lane</i>	
17,185		10,207	
<i>RFID Rear Entry</i>		<i>RFID Rear Exits</i>	
Not functioning		26,274	

Other Information from Police and Security

Reminder: The Ohio State issued burn ban remains in effect through the month of November per Ohio Revised Code section 1503.18. Open burning continues to be prohibited across the state from the hours of 6:00am – 6:00pm. Signs for the burn ban have been posted at the front and back gates. Members who plan to burn during permitted hours are to call and report the activity to security prior to any burning. For more information, please visit <http://ohiodnr.gov/>

Other Committee Reports:

Building (Pete Levermore/Sean Moore):

Permit	October	Year to Date
Residence	3	38
Dock/Boat Lift	4	32
Additions	1	9
Repair/Replace	2	24
Pool	0	2
Deck	1	13
Garage	2	12
Storage	0	15
Boat Cover	0	0
Carport	0	0
Fence	3	18
Misc	2	8
Totals:	18	171

We have exceeded the highest number of new home permits this year. The number will likely be over 40 by the end of the year.

Election Inspectors/Nominating (Margi Borgman/Dave Patton/Nan McHugh, Nominating Chairperson): We are in the election period for Trustees. We must receive your ballot by 4pm on November 28th in order for it to be counted. The

Election Committee is in agreement about election signs within the community. Trustee Barton asked if the previous election impacted the way we are voting during this election. Inspector Patton said no.

Lake Advisory (Todd Holt): None

Long Range Planning Committee (Terry Borgman/Pat Raleigh): 1. The committee has finished a review of the December 2022 Capital Assessment forecasted costs as of September 2022. The December forecast is underrunning the cost projection made in January 2022. 2. The committee is meeting with the General Manager to review what capital assessment projects or services will be considered in 2023. The WPOA board vote will take place in January 2023. The capital assessment accounts include the Improvements, Lake, and Road accounts. The assessment fee review will be presented to the WPOA Board in December. 3. At the guidance of the Board, the committee continue to research how to determine a cost for a possible project. Professional serveries are being sought. 4. As dredging is on the memberships mind, we are reviewing the goals for dredging in 2022. The goal was to remove 7,900 of 15,800 cubic yards this year using three barges. The area being worked lies between the mouth of Atoka Cove and Hiawatha Cove to increase the area navigable for the boating and dredging access. This area is expected to take 2 years. The amount of material removed in six months is 6,564 Cubic yards. The lake did not have 3 barges at the beginning of the year due to the late delivery of motors for the barge, so the total goal this year is a little short. 5. Additionally, it was suggested that we (Board, membership, and General Manager) should consider prevention of sediment flowing into the lake at the East end. A visit was made to evaluate what possibilities could be done to minimize sediment flow. The WPOA should realize that 80% of the drainage into the lake comes from the Atoka, Kiddie Coral and Straight Creek watersheds feeding the lake. The source of this information is in the Mad Scientist Report in 2011. More solutions are being evaluated. This is a long term issue.

Rules and Regulations (Greg Stover/Pat Raleigh): Mr. Stover thanked everyone who participated in the amendments to the Restrictive Covenants election. We're especially pleased with the amendment to allow voting by mail or otherwise which we hope will increase community participation. The committee has been tasked by the Board to review the fine schedule in the general rules. There is language in the yellow book stating that no political signs are permitted within the boundaries of the community. Real estate signs are permitted on your lot.

Campground Committee (Ken Crank/Carrie Paul): None

Unfinished Business: None

New Business:

- There were three variances submitted for boat slips. Lot #359 for a 4'x12' digout, lot #4011 for a 6'x12' digout and lot #1823 for a 4'x12' digout. Barton made a motion and Taylor seconded to approve the requests. A yea/nay vote was taken and the motion passed unanimously.
- President Beard stated that after much research and discussion, the Board will vote on a decision concerning Motion #306. *Please see Motion #350 below.*

Motions & Resolutions: Motion #350 was made by Crank and seconded by Moore that Motion #306, preventing homeowners and renters from renting permanent campground sites, be rescinded effective 12 November 2022. A roll call vote was taken and the motion passed with 7 yeas and one nay (Taylor). *Trustee Raleigh voted yea by proxy which was read by Secretary Crank.*

Community Organizations:

- Art Club (Joanne Edwards) – There are two tickets available for Uncorked on Canvas. Thank you to maintenance for their hard work installing the slide at Destination Park. December 5th morning, we will be decorating Christmas wreaths and, in the evening, painting glasses. Please bring whatever you would like to paint and a snack to share.
- Civic Club (Michael LaPlante):– Kelly Faas was elected as our new club president. *The rest was inaudible.*
- Shawnee Women's Club (Margi Borgman): A big thank you to everyone who supported the Holiday Extravaganza. We would like to thank maintenance for putting up our large Christmas tree this week in the Lodge. We will begin decorating the Lodge on December 1st at 10am. We will be putting up a community tree in the area by the fireplace for residents that wish to donate an ornament. Linda Woods and Sue Levermore will be chairing Light Up the Lake this year on December 10th. There will be a car tour around the lake to view Christmas lights. Please meet at Little Turtle at 6pm. Anyone wishing to enter the home Christmas lighting contest, please see Sue or Linda for a number to place in your yard. First prize is \$150, second is \$100 and third is \$50. Santa and snacks will be available in the Lodge after the tour. We are planning our next Bunco event on January 19th beginning at 6:30.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Kim Kramer – Thanked the Board for reconsidering motion #306.
- Bob Lipps – Thanked the Board for rescinding motion #306.
- Bill Tracy – Clarified that he will be able to build his home and remain in the campground. Board: Yes, that is correct.
- Kelly Faas – Running for Board and presented several of the issues she'd like to see addressed in the community.

Adjournment: The motion to adjourn was made by Taylor and seconded by Crank. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:28am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary