

## WPOA Board of Trustees Saturday Meeting – 4/13/24

*\*\*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 Ellis called the meeting to order at 10:02am.

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

**Roll Call:** Present: Bynum, Crank, Eads, Ellis, Marck, Moore, Raleigh, Taylor, Mgr. Cahall

Absent: Barton was excused.

**Minutes:** Crank made a motion and Taylor seconded to approve the 3/9/24 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

**President's Report** (Ellis): This is my last monthly meeting. Thank you to the community for the privilege and honor of serving as WPOA President. I extend a special thank you to the Lake Manager, office staff, maintenance and all employees for doing a wonderful job.

**Treasurer's Report** (Barton):

Operating Funds

- March total operating income was \$850,000.
- March total operating expenses were \$209,000.00 with no unexpected expenses.
- Operating fund balance at the end of March was \$1,323,892.48.
- Operating income for the year at the end of March was \$504,000.00. That is 46% of the plan for 2024. Expected income at the end of March was 49% so 3% under budget.
- Operating expense for the year at the end of March was \$631,000.00. That is 21% of the plan for 2024. Expected expense at the end of March was 21% so right on budget.

Allocated Assessment Funds

- Income for allocated operating assessments in March was \$413,000.00.
- Assessment account expenditures in March totaled \$49,000.00 for the playground at the campground and new equipment at the recreation center.
- Balance of all allocated assessment accounts at the end of March was \$1,320,012.33.

Invested Funds

- Invested Reserves at the end of March totaled \$525,742.75.  
Total cash on hand at the end of March was \$3,169,647.56.

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

- The new playground in the campground has been completed. It was installed during a really rainy period so we still have some landscaping to do around it but it looks great. I have seen lots of kids back there taking advantage of this wonderful addition. Please keep in mind this is designed for kids 2 to 12. I would also like to welcome back our campers and looking forward to another wonderful camping season.
- Lake Royal from North Carolina came for a visit April 4th and 5th to take a look at our operation and get ideas for their association. Myself, several of the staff, board members and committee volunteers spent hours with them discussing operations and finance. I have attached the letter of thanks that we received from their board of directors below.
- The spring OLCA meeting will be held at Cinnamon Lake on May 8th and 9th. These are great opportunities for lake managers and board members to get together and share information and ideas on shared issues to make all of member lakes better.
- The main valve on the lake was opened the first week in April for the spring draining of the lagoon. We expect to close that valve sometime between the 15th and the 19th of April. Due to the rain we have had, it doesn't appear the lake will drop much at all this year.

- Lodge foundation and plumbing inspections are underway and we are awaiting results of those inspections. The preliminary report on the plumbing is better than expected. Most of the issues are in areas that should not require digging up the floor of the lodge to repair.
- Keep an eye on the calendar in the newsletter, website and Facebook pages for all the fun events planned for this season from our events coordinator and our great clubs and volunteers.
- *We were able to reinforce some of the Pontiac docks which resulted in half of them being saved until the Board decides what to do in the future.*
- *Dear Paul Cahall, General Manager, and Esteemed POA Directors of Lake Waynoka, I hope this message finds you well. On behalf of the Lake Royale POA Board of Directors, I want to express our sincere gratitude for the warm reception and enlightening visit we experienced at Lake Waynoka on April 4-5, 2024. Our visit was informative and enjoyable, thanks to the hospitality extended to us by you, Paul, and the entire team at Lake Waynoka. From the moment we arrived, we were greeted with genuine warmth and enthusiasm, setting the tone for a memorable experience. The tour of Lake Waynoka's community was truly eye-opening. We appreciated the opportunity to explore various aspects of your operations, including the maintenance and IT departments, marina, restaurant, lounge, fitness center, dredging equipment, and other essential facilities and equipment. Each stop along the way provided valuable insights into your management practices and the dedication of your team to maintaining a high standard of service and excellence. Moreover, sharing your accounting practices was invaluable to us as we strive to enhance our financial management strategies at Lake Royale. Your transparency and willingness to exchange knowledge were deeply appreciated and will benefit our community in the long run. The lunch provided by Angie's was not only delicious but also allowed us to engage in meaningful discussions and foster closer connections. The camaraderie and fellowship shared during our time together further underscored the spirit of cooperation and mutual support that defines our respective associations. As we returned to Lake Royale, we did so with a wealth of knowledge and inspiration gained from our visit to Lake Waynoka. We are genuinely grateful for the generosity of your time, resources, and expertise, which made our visit a resounding success. In closing, please accept our heartfelt thanks once again for your hospitality and for being such gracious hosts. We look forward to continued collaboration and possibly reciprocating your kindness.*

*Warmest regards,*

*Lake Royale POA Board of Directors*

*Noreen Gordon*

*Director (Multi-Use) Board of Directors Lake Royale Property Owners Association*

**Lake Waynoka Police & Security Report for March 2024 (Chief Callahan):**

Calls for Service	44	Animal Complaints	5
Arrests	0	Livewell Checks	7
Reports	19	Campground Calls	0
Citations	2	Grinder Pumps	7
Warnings	10	Squad Calls	16
Security Checks	91	Fire Runs	3

**Vehicle Information**

Vehicle	Fuel (gallons)	Miles Driven
1391	74.9	903
1591	88.4	1,073
2091	86.8	1,404.3

RFID Front – 14,505	Front Guest Lane – 9,824
RFID Rear Entry – 17,423	RFID Rear Exits – 20,280

**Reminder:** The Ohio state issued burn ban went into effect March 1,2023, per Ohio Revised Code section 1503.18. This will remain in effect through the end of May. Burning is prohibited across the state from 6:00am-6:00pm. Signs advising of the burn ban have been posted at the front and back gate entrances. 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 Report Building** (Pete Levermore/Sean Moore): **Reminder to property owners:** Per the WPOA Restrictive Covenants and the Rules and Regulations, volume 2, a permit is required for various kinds of work to be performed on your property. Permits can be picked up at the office. To better understand the permit requirements, you can either call the office/or go to the Lake Waynoka website, click on Documents, then WPOA Rules and Regs, Vol2. Don't hesitate to let me know if you have any questions.

Permit	March	Year to Date
Residence	1	6
Dock/Boat Lift	2	19
Additions	1	1
Repair/Replace	2	5
Pool	0	0
Deck	1	1
Garage	2	2
Storage	0	2
Boat Cover	0	0
Carport	0	0
Fence	2	2
Misc	1	1
<b>Totals:</b>	<b>12</b>	<b>39</b>

**Election Inspectors/Nominating** (Margi Borgman/Nan McHugh, Dawn McNees, Nominating Chairperson): A motion was made to approve and adopt amendments to the election procedure manual. The changes will be posted on the website soon. Thank you to the Rules & Regulation committee for their hard work. *See Motions & Resolutions below.*

**Lake Advisory** (T. Redick/Jim Marck): We had 27 people in attendance for the certified boater safety course. Beginning April 1<sup>st</sup>, 2025, anyone registering a boat must show proof of boater safety certification before a permit will be issued.

**Long Range Planning Committee** (Terry Borgman/Pat Raleigh): The LRPC is tasked to submit a yearly planning strategy report which includes capital projects, budget strategy, ect. The Borad made a motion to approve the report. *See Motions & Resolutions below.* This is not a motion to approve any of the projects listed.

**Rules and Regulations** (John Buskey/Pat Raleigh): None

**Campground Committee** (Carrie Paul/Sue Eads): Thank you to Paul, Marty and maintenance for prepping the area for the new playground. Thank you to the Civic Club for donating \$10,000 and WPOA for donating \$5,000 to the purchase of the playground equipment. The playground is for 2-12 year olds and is open to all residents. The basketball and volleyball courts were put in with campground funds but are open to all residents. We could use a few more benches at the recreational areas and are accepting donations. We will be sending a survey to campers asking for feedback on projects they would like to do. There are several campsites open. The campers would like to see a financial report for campground income and expenses. Mgr. Cahall said the information is available at the office for anyone interested.

### **Unfinished Business:**

- President Ellis prepared the following statement. I have received some inquiries from the membership as to whether any action is going to be taken by the Board to prohibit wake boats or wake surfing at Lake Waynoka. In response to those inquiries, I have written the following statement. During the past several months, the Board has received feedback from the WPOA membership concerning their views on wake boats at Lake Waynoka. Some members have said that they greatly enjoy their wake boats and have significant financial investment in their properties and wake boats at Lake Waynoka. Other members have responded that they are greatly concerned that the large waves produced by wake boats are causing increased shoreline erosion, harm to the lake habitat, and accelerated damage to their docks. These members have argued that Lake Waynoka is too narrow, too shallow, and too small to accommodate wake boats. Other members have stated that they feel unsafe due to the large artificial waves caused by wake boats. Also, others have described their boats being swamped by wake boat waves and view them as a safety hazard. Due to the disagreement amongst WPOA members concerning the use of wake boats, this issue has caused a division within the Board concerning what actions to take. I believe the Board of Trustees has a fiduciary responsibility to represent the entire community. I also believe that the safety of the community, as well as the preservation of the lake should be top priorities for the Board going forward. Although I hold absolutely no animosity towards wake boat owners, I believe that wake boats are unsuitable and unsafe for our smaller lake. I would urge the incoming Board and President to explore and consider all options available to safeguard our community. I urge them to find and then take the right course of action that is necessary to protect our community and preserve our lake. This course of action must ensure the well-being of Lake Waynoka into the future.
- Motion #377 (*see below*) discussion before the roll call vote. President Ellis said the motion was based on benchmarks from other communities. We are the only lake community without any restrictions. We have 900 boat registrations and this is a preventative measure for safety. Trustee Eads said that information was collected from boat companies, the State of Ohio and the Ohio Lake Community Association which helped form the proposed motion. 95% of boats purchased are 24' and under. She believes the restrictions will help with wake issues. Secretary Crank stated that any boats exceeding these limitations will be grandfathered until said boat is no longer registered.

**New Business:** None

### **Motions & Resolutions:**

- A motion was made by Taylor and seconded by Eads to approve the LRPC report. A yea/nay vote was taken and the motion passed unanimously.
- Motion #376 was made by Crank and seconded by Eads to approve and adopt the attached amended WPOA General Rules and Regulations, Volume 3, Election Procedure Manual, dated April 13, 2024. A roll call vote was taken and the motion passed unanimously.
- Motion #377 was made by Raleigh and seconded by Moore to adopt the following regulation: Watercraft Size and Outboard Motor Limitations (All length restrictions are non-inclusive of an installed inboard/outboard motor) (Applicable to any watercraft registered at Lake Waynoka after May 1, 2024.) • Pontoon boats and other watercraft relying on floats, tubes, or pontoons to remain buoyant shall be no longer than 26 feet in length or have a beam of more than 8.5 feet. • Sailboats and other watercraft propelled wholly or partially by sail shall be no longer than 26 feet in length or have a beam of more than 8.5 feet. • All other watercraft not defined as a sailboat or pontoon boat shall be no longer than 24 feet in length or have a beam of more than 8.5 feet. • All watercraft propelled by outboard marine engines are limited to one primary outboard engine and one auxiliary outboard engine with a maximum horsepower of 25HP. A roll

call vote was taken and the motion passed with 5 yeas (Barton by proxy vote) and 4 nays (Taylor, Crank, Raleigh and Marck).

**Community Organizations:**

- Civic Club – Bingo tonight
- WaterSports – Earth Day cleanup the Lake – April 21<sup>st</sup> at Noon. Meet at Lodge to get gloves and garbage bags. We will meet back at the Lodge for a cookout at 2pm. The Annual Dinner is April 20<sup>th</sup> in the Rec Center. Doors open at 5:30 and dinner at 6pm.
- Shawnee womens Club – The rubber duck/ice cream social will be held on May 24<sup>th</sup> at 6pm poolside. This event is for members only and you will need your green card to be admitted. We will be selling ducks at various events for \$5/each. Prizes will be awarded for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place. Rain date is May 25<sup>th</sup>.

**Board Comments and Concerns:** None

**Membership Compliments and Concerns:**

- Jim Engle – appreciated Paul’s feedback about abandoned boats and asked him to elaborate. Mgr. Cahall said the Code Enforcement Officer has been working hard and 14 violation letters have been sent out. Beginning May 1<sup>st</sup>, all boats must have a current registration sticker. Our concerted effort is to remove 4-5 abandoned boats a year. We will be offering violators free disposal if they sign the title over to the WPOA.
- Jeff Schubert and his family moved here a little over a year ago. He thanked the community for being so welcoming. Thank you to the Board for donating their time and service to WPOA and hopes that people are doing it for the right reason. He enjoyed reciting the Lord’s Prayer and the Pledge of Allegiance at the meeting. Lake Waynoka is a beautiful place to live.
- Ken Crank – This is my last monthly meeting. Thank you for the opportunity to serve such a great community.

**Adjournment:** The motion to adjourn was made by Taylor and seconded by Moore. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:31am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary