

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, January 14, 2012

Pres. McDulin called the meeting to order at 10:00 a.m.

The invocation given by Pastor Hamilton was followed by the Pledge of Allegiance.

Roll Call: Present: Blackburn, Kinney, McDulin, Meyer, Purdin, Robinson and Mgr. Cahall

Absent: Johnson (ex.) and Kirk (ex.)

Minutes: The motion to approve the minutes of the December meeting as published in the January Waynoka Newsletter was made by Robinson, seconded by Meyer and passed.

Treasurer's Report (Betty Purdin): Everyone present was reminded to pick up a copy of the WPOA financial report for December 2011. Purdin noted that the WPOA ended 2011 in better financial condition than in 2010. There will be a finance committee meeting this coming week to consider several new projects to improve our lake community.

Manager's Report (Paul Cahall):

- The excavation work at the east end of the Lake is nearing completion. Most of the operation related to the removal of 'lake bottom' has been finished. However, clean-up of the road and the 'finishing' of the sites involved in this project are still to be done. There are 500 to 600 truckloads of 'lake bottom' to be removed from what has been named "Mt. Muck". This will be offered to property owners to use to fill holes in their yards, etc. later in the spring. The patience of the property owners is very much appreciated.
- The Lake Waynoka maintenance crew will be removing 'muck' from the coves at Quachita and Geronimo.
- The valve used to lower the Lake is 'on hold' so that the Lake doesn't rise with ice on it.
- The Lake Waynoka maintenance crew has pulled sand back onto the Beach while the Lake is lowered. There will be no need to purchase new sand once this recovered sand is spread.
- George Bilbry who owns the Village Pizza in Sardinia will be the new operator of the restaurant at Lake Waynoka. He hopes to operate year round.
- The WPOA will be taking bids on fencing to create a storage area which has been discussed for many years. Work will begin late this spring.
- Bruce Rankin, the new security officer, was introduced. He will be serving our community 24 hours a week during weekends and holidays. He will work with Brown Co. on investigations. In addition, an individual has 'stepped forward and volunteered' to act as a special deputy two hours a week.

Other Reports:

Long Range (Ron Gloss): Gloss reviewed the status of last year's sub-committees: the job description committee has completed its task; the website committee will be on-going and the work of John Buskey and Paul Cahall; the storage area committee is no longer active as the work is beginning; and the survey committee will be sharing the results of the 2011 survey in the newsletter and on-line. In February new committees will be established (possibly one to research condos and one to review the Lake's amenities and how to generate additional revenue). And as is done each year a subcommittee will review the WPOA's long range document.

Lake Advisory (George Kinney): As previously reported by the Manager implementation of the recommendations made by Mad Scientists & Associates has begun with the excavation project at the east end of the Lake. The full report on the health of Lake Waynoka as well as a summary will soon be on the website for everyone to review. The study showed that most of the sedimentation throughout the Lake is organic or foliage such as leaves and grasses. However, the sedimentation at the east end of the Lake is non-organic (soils, sand and gravel).

Campground (Walt Robinson): The campers are looking forward to April and the opening of the campground. The permits have been obtained so the work on the sewer line should be progressing.

Rules and Regulations (Jim Meyer): The committee members have all received copies of Chapter 5312 in the Ohio Revised Code and electronic copies of both the blue and yellow books of rules and regulations of the WPOA. The legal firm hired to review and comment on the Lake's rules and regs expects to complete its report by the end of February 2012. The committee will begin meeting once this report is received.

Building (Gary Blackburn): The committee has begun reviewing permit applications forwarded to them by the Manager. So far one housing start has been approved and half a dozen dock permits will be reviewed following this meeting. Blackburn stated, "From the property owner's point of view there are now several individuals looking at the applications, not just one or two, so that we conform to the regulations as published."

The Chapel (Mrs. Hamilton): Hamilton thanked everyone who donated food and/or financial support to the needy children program at Christmas. Pastor Hamilton invited everyone to Sunday School at 9:30 a.m. and the worship service at 10 a.m. each Sunday.

Shawnee Squaws (Kathy Farrell): Farrell thanked all of the Squaws for their hard work and help with the Invitational Dinner in December. The next meeting of the Squaws will be on Wednesday, February 8th at 10 a.m. The Squaws' next fundraiser will be their annual Spaghetti Dinner on Wednesday, March 14th. Farrell requested that a meeting of the organizations which plan to participate in Waynoka Day be planned soon so that the Squaws who are in charge of this event in 2012 know what to expect as far as help and support.

Motions and Resolutions:

- **Motion #198** was made by Gary Blackburn and seconded by John McDulin to approve the use of the "Lake Waynoka Personnel Manual" (dated January 2012) for all WPOA employees as amended. A vote was taken and the motion passed with six yea votes.
- A second motion, **Motion #199**, was made by Jim Meyer and seconded by Betty Purdin. This motion rescinds a motion previously agreed to by the WPOA Board on March 17, 1994, that no WPOA property could be sold for less than \$800. The new motion states that the lot sale price of any WPOA owned property can be adjusted by the decision of the elected WPOA Board, but property cannot be provided to anyone or any organization for a cost of less than \$250. The Lake Manager has the authority to sell WPOA owned property on behalf of the WPOA subject to sale prices approved by the elected WPOA Board. A vote was taken and the motion passed with six yea votes.

Old Business:

Pres. McDulin shared the additional items that were discussed during the January workshop meeting last evening:

- As reported earlier the Manager was asked to begin soliciting bids for the construction of a storage area for boats and recreational vehicles.
- The possibility of expanding the excavation project at the east end of the Lake was discussed. It was decided this would not be done because there is a lack of area to stockpile

additional 'lake bottom' as well as a lack of available funds to continue work and there are other projects such as the culvert at this location which are higher on the priority list.

- The rules and regulations committee presented Motion #199, the first of many motions to come. (*See Motions and Resolutions above.*)
- The Board agreed that the Manager should move forward on negotiations with a new leasee for the Marina.
- As announced before George Bilbry, owner of Village Pizza in Sardinia will be operating the restaurant at Lake Waynoka. He hopes to be open year round and will make deliveries. Breakfast will be served on weekends and there will be one daily special each evening.
- A list of items was developed for the Long Range Planning Committee to work on in 2012 as reported by Gloss.
- There was much discussion about lake access and the construction of docks. It appears that rules and regulations have not been followed and this has caused a lot of inconsistencies in the issuance of dock permits. This practice needs to change.
- Betty Purdin has agreed to 'chair' a neighborhood watch program. Purdin and McDulin will be meeting with a group of volunteers soon.
- In response to George Alsip's concern about lounge furnishings the Lake Manager and the Lounge Manager are developing a list of items that need replacement and are researching costs. Alsip also suggested that security lights be installed at the Quachita recreation area. The Manager is currently researching the cost involved to install security lights and cameras in all of the Lake's recreation areas.
- New signage as requested by Valerie Bullock at the last meeting has been erected to prevent any confusion about where to place the aluminum cans that are recycled to raise monies for the fireworks.
- The WPOA Trustees-to-be attended their first workshop meeting last evening. Valerie Bullock, Todd Holt and Vernon Taylor are invited to attend all meetings prior to their installation at the Annual Meeting in April.

Membership Concerns:

Andrew Bilhardt (Lot #453): Bilhardt asked for a clarification about the increase in fees at the campground. McDulin explained that the \$2 increase per night will be paid by campers who are related to property owners, but are not owners of property at Lake Waynoka. This additional fee will help pay for the amenities (the roads, the rec center, etc.) that these people also use and enjoy.

Peter Snyder (Lots #1797 & 1798): Snyder shared a letter concerning the impact the silt removal project at the east end of the Lake will have on his property and that of his neighbors. (*The assistant recording secretary received a copy of this letter as did each WPOA Trustee. The following points and excerpts were chosen from the letter by the assistant recording secretary to share in the minutes. A copy of the letter in its entirety is attached to the minutes.*)

- Snyder reminded the Board that at the December 12th meeting in 2009 he had expressed his concern regarding the condition of the Lake at the Straight Creek inlet. (*A copy of this letter is also attached to the minutes.*)
- Snyder thanked the Board for the actions that are presently being taken at the east end of the Lake to address this problem. He commended the Board 'for having the foresight to assess a fee and establish an account specifically for the improvement of the Lake'. He fully supports this action. Snyder shared his understanding that the present work being done is 'Phase 1 of a multi-phase project that was undertaken to serve the greater public good of the community'.

- Snyder shared several concerns he has when Phase 1 is complete. These concerns include the following:
 1. Will there be odors from the deposits of decayed lake bottom material that have been deposited across the road from his properties? If so, what will be done?
 2. What will the site look like when the work is complete?
 3. What are the specific plans for site restoration when Phase 1 is complete?
 4. What is being planned for the permanent removal of the decayed lake bottom material from the WPOA property where it is presently being deposited?
- Snyder believes that ‘one of the shortcomings of the overall process for developing this project was a lack of communication, especially with the immediately adjacent property owners’. Now that he has made his concerns public, Snyder hopes that there will be discussions among the WPOA Board members, the Lake Manager and those property owners directly affected by this project to resolve the issues that he has presented.

Adjournment: The motion to adjourn was made by Purdin, seconded by McDulin and passed by a unanimous vote at 10:38 a.m.

Respectfully submitted,

Joanne A. Coker
WPOA Assistant Recording Secretary