

**Waynoka Property Owners Association  
Board of Trustees Meeting  
Saturday, December 11, 2010**

Treasurer Betty Purdin called the meeting to order at 10:00 a.m. and explained that Pres. Redick had just left due to illness. Pastor Bonnie Keith gave the invocation. The Pledge of Allegiance followed.

**Roll Call:** Present: Conners, Freeman, Kinney, Johnson, Lindy, McDulin, Meyer, and Purdin

Absent: Redick (ex.)

**Minutes:** The motion to approve the minutes of the November meeting as published in the December Waynoka Newsletter was made by Johnson, seconded by McDulin and passed by those present.

**Treasurer's Report** (Betty Purdin): Purdin reminded property owners that copies of the monthly report are available for review and that they should feel free to ask questions. Purdin shared that the Finance Committee has been working on the 2011 budget and that the WPOA Board will meet to review the details of the budget prior to next month's public meeting.

**Other Reports:**

**Security** (Bert Freeman): Freeman noted that Chief Ellis was not present due to military training this weekend, but had submitted a written report. The Chief noted no significant crime trends for November. The burning ban addressed in October has been lifted. However, all residents are asked to call and advise the Security Department prior to conducting any and all open burns. In November the number of canine complaints was less than half of the number reported in October. The Chief believes that residents are to be commended for their assistance in reducing these complaints. Two more beavers were trapped and removed from Lake Waynoka last month. The Security Department wishes everyone a Merry Christmas and a Happy New Year!

**Long Range Planning** (Ron Gloss): The website committee has received a draft of the proposed homepage from the website designer. The draft was reviewed and suggestions were made during the long range planning committee's meeting this morning. (The committee meets the second Saturday of each month from 8 to 9:30 a.m. prior to the public board meetings.) The committee originally projected that the new website would be on-line by the end of December, but it will not happen until early next year. The survey committee has created an initial draft of a survey for all property owners (whether a home or a lot) asking what is important to each property owner in regards to living at Lake Waynoka. The draft was reviewed this morning and will be ready for Board review and then distribution to the property owners early next year. The job descriptions committee continues its work and the report of the facility rental review committee was discussed in the WPOA workshop last evening.

**Lake Advisory** (George Kinney): The Committee met with representatives from M.A.D. Scientists & Associates (Westerville, OH) on December 7<sup>th</sup>. This was their initial visit to the Lake and they toured the entire system including the headwaters of Straight Creek, east of the WPOA property line. They were accompanied by representatives from Streamside System (Findlay, OH) who specialize in silt removal technology. They stated that the fact our community has a sewer system rather than leach beds is a 'good thing'. After the tour they made several recommendations: Samples of silt should be taken from various areas of the Lake to determine its composition (which would most likely be organic material from the vegetation surrounding the Lake); a determination of how non-organic material enters the Lake from Straight Creek and other drainage ditches needs to be made; a map of the manmade drainage emptying into the Lake needs to be created; a determination of the dissolved oxygen level in the Lake that is necessary to support fish and plant life needs to be calculated; and then suggestions as to the appropriate aquatic plant and fish life our Lake can support will be made. Once a proposal from M.A.D. Scientists is submitted the costs related to reclaiming our Lake will be known and whether dredging or excavation would be best will be decided. We will then develop the proper plan to proceed with this project.

**Nominations** (Valerie Bullock): The vote count for the three trustee positions on the WPOA Board was done on Friday, December 7<sup>th</sup>. The three new trustees are Eric Kirk (410 votes), Gary Blackburn (397 votes) and Walter Robinson (391 votes). A complete report of the Election Results is posted at the Lodge. Of the 1505 ballots mailed to property owners 35.9% (541 ballots) were returned.

**The Chapel** (Bonnie Keith): Pastor Keith asked Jim Beckley to comment on the Christmas Assistance Program which the Chapel and the Waynoka Tribe worked on together this year to provide Christmas for 35 families and about 120 children. Jim shared that this was truly an amazing experience to be a part of at Lake Waynoka! He commended Roger Goldwire, the hub of the program, for his part in the program's success as well as all of the members of the Chapel, the Waynoka Tribe and the Lake Waynoka Community who contributed time and monies to this cause. He also shared that there are more children to be served as a Russellville family with seven children recently lost everything in a fire last week. Jim 'passed the hat' among the audience and the Board and collected \$341 to assist this family. Pastor Keith didn't have the exact figures, but he knows that 'our great community' gave between \$12K and \$15K to the Christmas Assistance Program.

**Waynoka Tribe** (Jim Beckley): Jim reported that the Breakfast with Santa was very successful! Breakfast was served to 111 children and their families. Each child received a toy and each had their own time to chat with Santa and Mrs. Claus. He thanked Santa and Mrs. Claus for finding time during their busy season to visit the Lake. He praised Jenny Fahrian, Monica West and Amy Carney for their planning and organizational skills. Jim shared that this was another great experience to be a part of at Lake Waynoka!

**Shawnee Squaws** (Valerie Bullock): The Senior Invitational Dinner was held Wednesday, December 8<sup>th</sup>. A delicious meal was enjoyed by everyone present. The Lake Waynoka Chorus entertained the guests with lovely Christmas carols. With the Board's approval the Squaws will be redecorating the room behind the men's restroom as their winter project. The walls will be painted; new carpet will be laid; new shades and window treatments will be installed; and chairs and tables will be purchased. The Squaws recently purchased two carts to hold part of the new chairs being used in the Lodge. They will purchase two more carts to hold the remaining chairs. The carts are very functional and much appreciated by maintenance and anyone setting up the chairs.

**Pending Resolutions and Motions:** none

**Introduction of New Resolutions and Motions:** none

**Unfinished Business:** none

**New Business:** Purdin shared Pres. Redick's review of the workshop meeting of December 10<sup>th</sup>:

1. The Board reviewed the report of the Facility Rental Committee. The Board is in agreement with the rental of various WPOA properties (the Lodge, the Health/Rec Center, etc.), but believes that more work is needed to refine the rental processes for some areas.
2. The Board discussed the draft budget and scheduled a meeting to complete the final draft in January.
3. The committee created to screen candidates for the replacement of the Lake Waynoka manager reviewed 29 applications and conducted 9 screening interviews. Four finalist candidates have been offered to the Executive Committee of the WPOA Board for consideration.
4. In response to membership requests or concerns at the November meeting new lamps have been ordered and will be installed as soon as possible to improve the lighting at the front entrance; the Board discussed the family swim hours and escorted youth in the weight area, but took no action until further information can be obtained; and the maintenance items for the campground remain planned for the coming months.

Johnson then made a motion that the Water Sports Club be given permission to hold a BYOB New Year's Eve Party at the Lodge. Conners seconded the motion and the motion passed with eight yea votes.

**Membership Concerns:**

Andy Bilhardt (Lot #453): Bilhardt 'congratulated' three WPOA Board members for attending a meeting about the 'golf cart thing' on Tuesday, December 7<sup>th</sup>.

Jim Beckley (Lot #2870): Beckley invited everyone to attend the New Year's Eve celebration at the Chapel. He also suggested that a representative of the Health and Rec Center attend the monthly WPOA meetings. He questioned why reducing hours at the Rec Center is being considered. The response was that more information will be needed before a fair decision can be made.

Charles Gardner (Lot #1635): Gardner also questioned the consideration of a reduction in winter hours at the Rec Center. He supports the schedule presently in place.

Doris Kitchen (Lot #2839): Kitchen shared that a photo of a home at the Lake will be on the cover of the Greater Cincinnati Home Guide once again. There will be a booth at the Cincinnati Travel, Sports and Boat Show from January 14<sup>th</sup> through 23<sup>rd</sup> promoting Lake Waynoka. Kitchen noted that even though 2010 has been a rough year to sell homes, there have been fifty closings through multiple listings in Lake Waynoka so far in 2010.

Valerie Bullock (Lot #2304): Bullock opposes cutting back hours at the Rec Center.

Aristotle Roussos (Lot #458): Roussos shared that he is 'very happy person' because he is a part of the Lake Waynoka community. He recognized both the WPOA Board and the WRWSD Board for the work they do and thanked everyone for the time they devote to making Lake Waynoka a great community.

Purdin also thanked the organizations, the committees, and the property owners at Lake Waynoka for working together and making this the community that it is.

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

Respectfully submitted,

Joanne A. Coker  
WPOA Assistant Recording Secretary