

Waynoka Property Owners Association
Board of Trustees Meeting
Saturday, February 12, 2011

President Redick called the meeting to order at 10:00 a.m. Property owner, Jim Beckley gave the invocation (in Pastor Keith's absence). The Pledge of Allegiance followed.

Roll Call: Present: Conners, Kinney, McDulin, Meyer, Purdin, Redick and Mgr. Cahall
Absent: Freeman, Johnson (ex.), and Lindy (ex.)

Minutes: The motion to approve the minutes of the January meeting as published in the February Waynoka Newsletter was made by Purdin, seconded by Meyer 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. She shared that Mgr. Cahall would explain a correction to the report later in the meeting.

Manager's Report (Paul Cahall): The manager offered "kudos" to the Shawnee Squaws for the outstanding job done in the renovation of the back room at the Lodge as well as to the maintenance crew for the many hours they spent effectively keeping the snow off the roads of Lake Waynoka. The correction in the budget report was explained: The January administration expense should not have included the \$20K in depreciation and did include the yearly expense for workman's compensation costs which the State of Ohio requires payment in advance. Actually the administration expense was about \$8K under budget. The valve to the Lake has been reopened to a holding level to allow contractors to complete dock work and will be closed 'for good' at noon on Monday, February 14th. It was noted that the winter family swim hours at the Rec Center have been readjusted to reflect when children are not in school. When Eastern school students are out due to inclement weather or a holiday 'family swim' will be available as well as regularly M-F from 3 to 7 and Sat/Sun from 10 to 7. Bids to repaint the lines in the parking lots at the Lodge and the administration office as well as to paint numbers on the pads at the campground are being sought. There are now three WiFi links at the Rec Center.

Other Reports:

Security (Chief Ellis): The Chief shared the high points of the 2010 Annual Security Report (from April – December): 250 calls for service, 67 offense reports, 16 arrests (which were later categorized at the request of a property owner), 8 EMS assists where security actually provided the EMS service, 11 trapped beavers and in excess of 239K cars through the front gate. The new cruiser was the major equipment acquisition for 2010. The only trend in January was an increase in traffic accidents due mostly to the weather. The good news is that there were no injuries reported from these accidents.

Long Range Planning (Ron Gloss): During this morning's meeting the committee worked on the new opinion survey which will go out to all property owners after their March meeting. The website presentation is almost ready and it is hoped that the new website will be operational in late April.

Lake Advisory (George Kinney): The WPOA Board agreed to enter into a contract with The MAD Scientist & Associates of Westerville, Ohio, to develop a long range plan to enhance and improve the health of our lake. They are going to proceed in March with the testing and analysis of water and soil samples. This will include a detailed topographical map of the bottom of the lake. The first and second phases of five proposed phases should be completed in May 2011. Brochures of the boating and fishing rules and regulations for Lake Waynoka have been printed and are now available at the Administration and Security offices. The brochures will also be given to every property owner who registers a boat for the 2011 season.

The Chapel (Monica West): West extended an invitation to everyone present to attend services at the Chapel where the congregation is steadily growing. A new piano is now being played during the services.

Waynoka Tribe (Monica West): West announced that the Tribe is sponsoring a puppet show (free admission) for families on Saturday, March 5th at the Lodge. The doors open at 2 and the show begins at 2:30 p.m. The Annual Easter Egg Hunt will be on April 9th at 2 p.m. at Little Turtle. *All donations of wrapped candy will be gratefully accepted. Donations may be dropped off at the Office or given to any Tribe member.* The meetings of the Tribe are the second Tuesday of each month at 7 p.m. in the Lodge.

Shawnee Squaws (Valerie Bullock): The Squaws will be planning the annual spaghetti dinner this coming Wednesday. This fund-raiser offers a 'great' meal to the first 100 guests who purchase an \$8 ticket. The date is

not yet determined. The renovation of the back room at the Lodge is finished. A little over \$1100 was spent on materials and labor to lay the carpet. Most of the work was done by the ladies (painting of the walls, sewing of the valances, hanging of the blinds, etc.). Everyone was encouraged 'to take a peek'!

Pending Resolutions and Motions: none

Introduction of New Resolutions and Motions: none

Unfinished Business: Pres. Redick shared his review of the workshop meeting of February 11th:

1. The Board discussed the proposal from The MAD Scientist and Associates and agreed to enter into a contract to develop a long range plan to enhance and improve the health of our lake.
2. The Manager gave his report reviewing operational highlights for January.
3. The final discussion about the golf cart issue was held. At this point Redick asked John McDulin, chairperson of the golf cart committee, to report. McDulin stated that 178 surveys were returned and that only 170 of them could be counted due to duplications, etc. The response to the question 'Do you support the use of golf carts at Lake Waynoka?' was considered as the 'first cut'. The count was 60 responses of 'yes' and 110 of 'no'. McDulin then stated, "The recommendation of the committee to the Board was to forget about golf carts on the roads here at Lake Waynoka." He also noted that it seemed from the surveys that there was interest in having electric golf cart on properties. But after a long and lengthy discussion the Board ruled to "leave things as they are: No golf carts in the community".
4. The Board visited the back room renovation and certainly appreciates the work of the Squaws.

New Business: none

Membership Concerns:

Jim Beckley (Lot #2870): Beckley asked what happened to Keno at the Lounge. Pres. Redick's response was that it will be tried in the spring and summer when the Lounge is busier. Beckley asked that some earlier hours in the day be considered for the winter family swim hours to accommodate families with children of preschool age. He then emphasized the need for storage by all of the organizations at the Lake. Pres. Redick responded that the Manager has been allocated monies and directed to work with the organizations to resolve this problem. And lastly, Beckley thanked the Board members for their time and the work they do for the Lake Waynoka.

Kenny Wilson (Lot #177): Wilson asked what had happened to the dredging operation that was discussed last fall. Pres. Redick responded that the cost of the dredging proposed was estimated to be at least \$250K and that there were several permitting issues. So the Board decided to step back and look at other alternatives. The MAD Scientist and Associates will assist the Board in making the decisions that will be best for the maintenance and health of Lake Waynoka. Wilson requested that when a boat permit is issued the boat owner is required to sign a statement that he has received the brochure of rules and regulations. Chief Ellis will take care of this request. Wilson also suggested that the lake lowering every other year is too often and questions the effect on the fishes, especially this year when the Lake is the lowest he has ever seen.

Gilbert Esterkamp (Lot #2004): Esterkamp shared his concern about a truck that was parked regularly on the side of Itawamba Dr. and the reason why the individual was doing this. Chief Ellis will investigate.

Roger Coker (Lot #1888): Coker asked when the open house to share the new maintenance building with the public would be held. Redick assured him that it would be during this calendar year, 2011. Coker suggested that the manager of the Health and Rec Center attend the WPOA public meetings so that he is more aware of the questions being asked about the operation of the Center.

Monica West (Lot #155): West suggested that it might be helpful to have a committee of property owners of different ages and with different interests to meet with the manager of the Health and Rec Center regularly. They would discuss how the Center can best meet the recreational needs of the families, the seniors, the students, and all property owners who use the facility.

Doris Kitchen (Lot #2839): Kitchen shared that the response to the Cincinnati Boat and Travel Show booth promoting 'Lake Waynoka, Southwestern Ohio's Best Kept Secret' (not ReMax) was fantastic! Kitchen asked the Board to review the brochure of the company that could provide a very special door prize for the annual meeting. She would like their permission to offer this prize.

Adjournment: The motion to adjourn was made by Purdin, seconded by Connors, and passed by a unanimous vote at 10:35 a.m.

Respectfully submitted,

Joanne A. Coker, WPOA Assistant Recording Secretary