

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, May 14, 2011

Vice-President Meyer called the meeting to order at 10:00 a.m. Following the Lord's Prayer led by Betty Purdin everyone recited the Pledge of Allegiance.

Valerie Bullock, commissioner of elections, swore in newly elected WPOA Trustee, Eric Kirk who was unable to attend the Annual Meeting. The other two new WPOA Trustees, Gary Blackburn and Walt Robinson, were also recognized.

Roll Call: Present: Blackburn, Johnson, Kinney, Kirk, Meyer, Purdin, Robinson and Mgr. Cahall
Absent: Lindy (ex.) & McDulin (ex.)

Minutes: The motion to approve the minutes of the April meeting as published in the May Waynoka Newsletter was made by Purdin, seconded by Johnson and passed by those present.

Treasurer's Report (Betty Purdin): The treasurer stated that she hoped everyone had picked up a copy of the treasurer's report to review. She told everyone to feel free to ask questions. She solicited as well as thanked everyone for their continued support. The treasurer shared that she and the Manager had met with NB&T officials to review the WPOA's holdings to make sure all were FDIC protected.

Manager's Report (Paul Cahall): Revenues from dues and such are up about 6% over 2010. April expenses are slightly up because several bills were paid in advance rather than later as was done last year. Nevertheless, the WPOA is still under budget for 2011. An ATM machine has been installed in the health and rec center at no cost to the WPOA by First State Bank. Members of this bank may use the ATM free of charge; otherwise, a customer is assessed a \$2.00 fee. The painting of the numbers in the campground has been completed. The keys to all WPOA and WRWSD owned buildings have been replaced. The miscellaneous keys that various property owners may possess are no longer functional. A key to the Lodge and its rooms is available at the health and rec center. Property owners show their membership card and borrow the key. Entry to all other facilities is available at the discretion of Security. The new Lake Waynoka website at www.lakewaynoka.com has copies of the WPOA meeting minutes and all of the WPOA rules and regulations posted. The monthly newsletter will be available each month on-line about a week before the hard copies are mailed. The parking lot at the lodge/lounge/ health & rec center complex is scheduled to be both resealed and restriped beginning on Monday, May 16th weather permitting. Half of the lot will be done at a time. The back gate issues will, hopefully, be resolved today because 'the man who designed the program/system will be here to work on the problems'. If the problems are not resolved 24 hour security will be maintained until they are! The paving of about 4½ miles of roads will begin in June. The pool hours have been reviewed and will change to noon until 9 Mondays through Thursdays and 11 until 9 Fridays, Saturdays and Sundays as well as holidays.

Other Reports:

Security (Gordon Ellis): The Chief asked all property owners to 'keep vigil' and report any suspicious behaviors they observe as the start of the recreation season often means an increase in theft and vandalism (especially, of street signs). All boat owners were reminded that a 2011 boat stickers is required if a boat is on the water. Also everyone was urged to 'be mindful' as traffic activity increases with summer.

Long Range Planning (Ron Gloss): Property owners were asked to complete the survey included in last month's newsletter by May 31st. The opinions and ideas shared by the property owners will assist both the WRWSD Board and the WPOA Board in determining those projects and issues which should take priority in the future. The job description committee continues its work. Gloss shared that 'we can be very proud of the new website at www.lakewaynoka.com'. Members of the clubs at Lake Waynoka

were asked to review the information about their organizations. They were urged to contact John Buskey with changes and updates.

Lake Advisory (George Kinney): The consultants from Mad Scientists & Associates completed the field work related to phases I and II on April 13th. (Phases I & II include mapping the lake bottom and samplings of the sediment and suspended particles in the water.) During the rain storm on Tuesday, April 12th water samples were taken at 13 locations around the Lake. These samples were analyzed for Total Suspended Solids (TSS) or silt. The results indicated severe siltation occurred at several entry points into the Lake: Quarterhorse and Waynoka (87 ppm – parts per million), Buffalo & Waynoka (122 ppm), Straight Creek (388 ppm) and Kiddie Corral (450 ppm). The EPA standard for TSS is set at 160.2 ppm. All other sites sampled were at or below 40 ppm during the storm. Phases III and IV will include analysis of what the TSS consists of and the depth of the accumulated siltation. A special thanks was expressed to Tim Redick and Security's Lake Patrol for boat use.

Campground (Walt Robinson): The season is off to a slow start due to the weather! At last week's meeting Kathy Lewis from Air EVAC gave her presentation. Plans for Waynoka Day, the yard sale and July 3rd's bike parade were discussed. It was decided that the campers would have regular split the pot collections to help finance campground activities. The campground will not be having a breakfast the weekend of Memorial Day.

The Watersports Club (Steve Johnson): The next meeting will be Sunday, June 5th in the Lodge at noon. The Poker Run will be July 30th. Anyone interested in providing 'a stop' should contact Johnson.

Civic Club (Betty Purdin/Valerie Bullock): The next meeting is Tuesday, May 24th at 7 p.m. in the Lodge. The Civic Club chairs Waynoka Day this year. All clubs should send representatives to the meeting on June 8th at 7 p.m. in the Lodge. The annual Lake Waynoka yard sale is May 21st from 8 to 4:30.

Lake Committee (Betty Purdin): The dates of the tournaments in May were announced.

Shawnee Squaws (Valerie Bullock/Joanne Coker): The new officers of the Shawnee Squaws are Kathy Farrell, President; Eileen Poole, Vice President; Secretary, Donna Wyatt and Joanne Coker; Treasurer, Betty Purdin; and Sunshine Girl, Valerie Bullock. Due to the rainy weather forecast the VA Picnic and Fishing Outing was postponed until Friday, June 10th. All property owners who are veterans are invited to join the Squaws and the veterans from the VA Home in Georgetown. They should RSVP to Joanne Coker at 446-1420.

Waynoka Tribe (Joe Rockey): On Saturday, June 11th at 6 p.m. the Tribe will be hosting a magic show in the Lodge. The cost of attendance is free. The Tribe asked permission to hold a pool party which will include games and prizes at the Lake Waynoka pools on Saturday, June 25th at 6 p.m. No food will be provided other than that sold at the restaurant. On Saturday, July 2nd the Tribe will hold its annual sand sculpture contest at the Beach. Everyone is invited to participate for free and prizes will be awarded.

Pending Resolutions and Motions: none

Introduction of New Resolutions and Motions: none

Unfinished Business: none

New Business: none

Membership Concerns:

Joanne Edwards (Lot #473): Edwards requested that the WPOA Board allow open gate access to the Lake for the Art Sale on Sunday, August 21st. The Art Sale is a part of the three day event sponsored by the Civic Club to provide art scholarships at SSCC. Plein air artists will paint throughout the Lake and surrounding areas on the 19th and 20th. The artworks created those days will be sold at an auction on Saturday evening. If interested in hosting an artist, please contact Edwards (446-1917).

Andy Bilhardt (Lot #453): Bilhardt reminded everyone that the annual OLCA (Ohio Lake Communities Association) meeting will be held at Cinnamon Lake in northeastern Ohio May 25th and 26th. Applications to attend are available at the office (due May 17th).

Valerie Bullock (Lot #2304): Bullock shared her dissatisfaction with the change in the hours for the pools this season and made several suggestions about what she thinks they should be.

Nancy Dabe (Lot #531): Dabe also shared her dissatisfaction with the change in pool hours. She would like longer hours on the weekends, in particular.

Vince DeVol (Lot #857): DeVol expressed his concerns once again that the weather sirens are not functioning when the appropriate weather alerts are issued. Chief Ellis responded that Brown County no longer accepts responsibility for the maintenance of the sirens; it is now a community responsibility. The Lake has contacted a company (Blankmier's) which will perform a maintenance check in the near future and make all necessary repairs. Security does have an all hazards radio and is always available to share its weather information as an interim solution for anyone who calls.

John Buskey (Lot #1785): Buskey noted that the new website has a fairly comprehensive calendar of events as well as calendars for facilities like the health and rec center and the lounge. He urged everyone who has information for these calendars to please contact the office to keep the calendars as accurate as possible.

Valerie Bullock (Lot #2304): Bullock announced that the Garden Club's container party scheduled for 2 p.m. today at the home of Tom and Louis Mays was postponed until Sunday, May 22nd at 2 p.m. due to the forecast.

Bullock also asked about the fee being charged property owners when they request that branches and such be chipped/shredded by the Lake's employees. Mgr. Cahall explained that as he understands it if a property owner makes a request to have cut branches, shrubs, etc. chipped and shredded after doing yard work the fee that will be charged is \$30 for the first 30 minutes. If there should be wide spread storm damage to trees throughout the Lake the WPOA Board will determine on a case by case basis whether or not to provide this service free of charge to all property owners.

Jim Meyer (Lot #462): Meyer encouraged property owners to frequent the restaurant because 'the food is great and the prices are reasonable'. An outdoor area will be available for food and service once the pools are open.

Several property owners questioned whether or not a review of the workshop meeting had been given. The response from the Board was that this was done in the reports given by the Manager, Security and others.

Adjournment: The motion to adjourn was made by Purdin, seconded by Kirk, and passed by a unanimous vote at 10:44 a.m.

Respectfully submitted,

Joanne A. Coker,
WPOA Assistant Recording Secretary