

Waynoka Property Owners Association

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WPOA Board of Trustees Meeting – Saturday, June 11, 2011

Pres. McDulin called the meeting to order at 10:10 a.m. Following the Lord's Prayer led by Betty Purdin everyone recited the Pledge of Allegiance.

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

Absent: Johnson (ex.) & Lindy (ex.)

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

Treasurer's Report (Betty Purdin): The treasurer stated that she hoped everyone had picked up a copy of the financial report to review. She told everyone to feel free to ask questions. Purdin noted that income was up and expenses were down this month. She thanked everyone for their continued support which is desperately needed.

Manager's Report (Paul Cahall): The 1982 dump truck 'blew its engine' and was replaced with a truck 17 years newer. An engineer is being hired to assist in developing the emergency action plan for the dam and the maintenance and operations manual which are both ODNR requirements. The Manager believes that he obtained a lot of valuable information while attending the OLCA meeting. He shared, "The problems that we have are not big compared to other places. Our dam is not falling in and our worst road is better than the main road at Cinnamon Lake." The sealing of the parking lot at the lodge/lounge/rec center complex is finished. The Manager is aware that the back gate issue is a concern for property owners. With the assistance of Aristotle Roussos Frontier is now paying attention to the problem which relates to inconsistent network speeds. The new policy is that when the back gate fails Security will be there as soon as someone is available to monitor the traffic until the gate functions properly. Next week interviews will be held for a part-time sworn officer. The engineering for the campground upgrades has begun. Brown Co. Asphalt will be scheduled to resurface 4.5 to 5 miles of roads this summer. Purdin then asked property owners to review page three of the financial report to see how the assessments are being spent.

Other Reports:

Security (Cahall for Gordon Ellis): During the month of May a large number of vehicles and boat stickers were issued by Security. Cahall read Sections 10.3.1, 10.4.1 and 10.4.2 of the WPOA Code of Regulations (Blue Book) which detail the documents required to obtain stickers. He also shared Section VI B of the WPOA Rules and Regulations (Yellow Book) which details the documents needed to obtain stickers for newly purchased boats and vehicles. The monthly security reports are now being posted on the Lake's website at www.lakewaynoka.com.

Long Range Planning (Ron Gloss): Gloss reported that approximately 150 surveys were returned. The information will be compiled and reported in a future newsletter. The job descriptions will be completed in the next couple of months. The work on the website continues. Contact either John Buskey or A.J. Hartley in the office with comments and/or information for the website at www.lakewaynoka.com. Pres. McDulin attended the today's meeting and is reviewing the long range plan created by this committee.

Lake Advisory (George Kinney): During the June meeting the Committee discussed the areas with the highest levels of TSS (total suspended solids). It was reported that the WPOA recently purchased at public auction two lots near the entrance of Straight Creek into the Lake. These lots will be used for lake access if needed in the future. The final report on Phases I and II was reviewed at the WPOA workshop meeting. The Board approved payment of the expense of \$38,774.40 to Mad Scientists & Associates (\$25,980.00 in professional service fees and \$12,794.40 in other direct costs such as mileage and equipment use, soil and water lab analyses and engineering subcontracting). Work on Phases III and IV will begin in June with completion in August of 2011. The volume of runoff entering the Lake during normal rainfall episodes and storm events in selected coves (those with high TSS) will be determined; potential erosion control measures for the severely eroded west bank of Straight Creek will be evaluated; the potential for a created wetland and/or a sedimentation fore bay near Waynoka Drive to reduce inflowing sediment from Straight Creek will be analyzed; a list of recommended native submerged vegetation appropriate for providing fish habitat will be created; and the best method(s) for re-establishing vegetation within the Lake will be determined. Phase V will include the results of the total study and recommendations for corrective long term actions to improve and enhance the health of the Lake.

Nominating (John McDulin): McDulin noted that Valerie Bullock, commissioner of elections, is resigning from this position. She was recognized for her many years of service in this capacity.

Campground (Walt Robinson): Robinson shared the upcoming June and July campground events: a youth dance - 6/18; chalk drawing - 6/25; a bike parade and a corn hole tournament - 7/03; the youth fishing tournament on Waynoka Day - 7/16; and a campground picnic - 7/30.

The Chapel (Monica West): West announced that the new pastor is Br. Stoney Hamilton. She invited everyone to the service and Sunday School each Sunday at 10 a.m. and the Wednesday evening service at 7 p.m. Former Pastor Bonnie Keith then shared, "I am a proud man to have been a part of the resurrection of the community church here at Lake Waynoka!" Even though Keith has retired as pastor of the Chapel he is still living here and is available to anyone who might need his services as a minister. He thanked the Lord, the Boards of the WPOA and the WRWSD and the many who helped build the Chapel.

Civic Club (Joe Farrell): The Civic Club chairs Waynoka Day this year. Farrell reminded all organizations selling food to get their permits from the Brown Co. Health Dept. He shared the agenda for the day and asked Pres. McDulin to prepare comments of welcome for the opening ceremony at noon on July 16th. He also asked the Board to approve 'an open gate' for the event. He noted that there is not a flag flying at any of the WPOA buildings inside the gates of Lake Waynoka. He requested that a flag be displayed somewhere during the Waynoka Day activities.

Shawnee Squaws (Kathy Farrell/Joanne Coker): Farrell thanked the committee that organized the Veterans Picnic as well as all of the Squaws and spouses who made the day a very special event for everyone. The Squaws will be selling split the pot tickets to support the fireworks and ice cream floats on Waynoka Day. All ladies were invited to join the Squaws at their next meeting on July 13th at 10 a.m. Farrell shared that the Squaws made a trip to Lake Lorelei at the invitation of their ladies' group. A good time was had by all! As chairperson of the VA picnic Coker thanked Mgr. Cahall and 'the men of maintenance' for their assistance with the picnic. She was especially pleased with the ramp that was built to allow easy wheelchair access to the bathhouse restrooms. It was greatly appreciated by both the wheelchair bound vets and their caregivers.

Lake Committee (Prescilla Redick): The dates of the June and July tournaments were shared.

Waynoka Tribe (Monica West): West shared several upcoming events for the children at Lake Waynoka: a magic show (June 11 at 6 p.m. in the Lodge), a pool party for families (June 25 at 6 p.m. at the Pool) and the annual sand sculpture contest (July 2 at 11 a.m. on the Beach).

Resolutions and Motions: none

Unfinished Business: none

New Business: Pres. McDulin then shared the items discussed during the June workshop meeting:

- The previously shared reports of the Manager, the Treasurer, and the Lake Advisory Committee were given.
- The rental policy for the rec center and gym, the pool and pavilion, and the recreation areas was reviewed and approved. Copies of the policy are available at the rec center office and the administration building office.
- Chief Ellis has completed his traffic survey and shared his recommendations for additional signage and speed limit changes. Every intersection will have signage of some kind. Several roads will now have a speed limit of 25 mph. The monies for this project were approved from the roads capital fund.
- A disparity in overtime pay for part-time employees was discussed. It was decided that all employees will be paid time and a half for working on holidays.
- The many reports compiled for the Board will now be generated only by email to save on paper and labor costs.
- The 'open gate' for the art show sponsored by the Civic Club on August 20th and 21st was approved.
- Chief Ellis reported difficulty getting the company recommended to repair our sirens to come to the Lake for an evaluation and repair. The Manager will contact the manufacturer of the sirens to obtain the names of other companies that provide the same service.
- There was much discussion related to impending rate increases for water and sewage from the WRWSD. The Boards will meet jointly to discuss this concern early in July.
- After distributing a letter of concern from a property owner McDulin asked that all Board members agree that the names of property owners sharing concerns will remain strictly confidential to allow a free flow of information without consequence. All agreed.
- The 'open gate' for Waynoka Day was approved.
- The Board met with the health insurance broker to discuss the 'healthy' rate increase for the next year. Several options were offered and all reflect an increase. The finance committees from the WPOA and the WRWSD will meet July 13th at 9 a.m. to discuss this concern.

Membership Concerns:

Betty DeHass (Lot #3656): DeHass and the occupants of her car were injured in a major accident in Lake Waynoka on May 21st during the annual yard sale. DeHass shared her displeasure about the response and concern of Security that day. She was distressed that the emergency vehicle in which she was transported drove by the back gate exit because there was no assistance or signage. However, she thanked both Chief Ellis and Manager Cahall for their actions since the accident. She is very pleased that one of the occupants of the car has been given three months use of the rec center facilities to aid her recovery. DeHass strongly suggested that the speeding problems here be addressed. She believes a survey asking property owners to share specific concerns about speeding, traffic, etc. be distributed so that attention can be directed toward the areas that residents consider to be problems. McDulin noted that Chief Ellis' plan to provide signage is in place and that maps showing where the various signs are posted for everyone to review. Mgr. Cahall noted that a sworn part-time officer will be hired in part to help address the speeding problem in some areas of the Lake. Only sworn officers may run radar.

Bert Freeman (Lot #443): Freeman asked if there is a policy about the use of fireworks by property owners. The Manager responded that he had recently discussed this issue with Chief Ellis. Although the rules and regulations of the WPOA do not address this, the laws of the State of Ohio

do apply within the gates of Lake Waynoka. Private firework displays are illegal in the State of Ohio and any complaints will be investigated by Security.

Gilbert Esterkamp (Lot #2004): Esterkamp questioned the purchase of the dump truck suggesting that it was more truck than the maintenance staff needs to do the work required here at the Lake. Cahall responded that this truck is used to haul gravel and is the only vehicle we own that will pull the bulldozer or track hoe. The 1998 truck (previously owned by Clinton Co.) also came with an 8' state highway plow. Cahall stated, "It looks good! It runs good! And the WPOA paid 'out the door' just under \$13K for it. This investment will be paid back easily within less than two years by not having to hire others to bring in gravel and haul our equipment around." Esterkamp also questioned the way the mowing is being done this year.

Judy Bankes (Lot #1816): Bankes shared her concern about the fenced play area at the Beach. There is water inside this enclosed area along the edge next to the Lake. She believes even this small amount of water can be of danger to the young children whom we are trying to protect by providing this fenced play area.

Monica West (Lot #155): West shared her observation that there is still inadequate seating at the Pool. Often all of the chairs and tables are occupied and visitors sit in the grass. Cahall responded that the WPOA has recently purchased ten tables and forty chairs. He noted no lounge chairs were purchased, but if there is still a need the purchase of more seating can be addressed 'fairly easily'.

Vince DeVol (Lot #857): DeVol wondered if there is anything in place 'to police the actions of the Marina'. DeVol lives across from the Marina and shared his displeasure about how it looks. He believes 'the Marina is a reflection of our community and its appearance is pretty pathetic'.

Donna Wyatt (Lot #3194): Wyatt asked that the Board revisit the issue of how to allow the use of the pavilion located just outside the pool area by those using the Pool.

Aristotle Roussos (Lot #458): Roussos made three suggestions. First the Board may want to appoint an individual to be an agent or a liaison to relay concerns of property owners to the Board so as to maintain confidentiality. Secondly, perhaps the speeding problem could be addressed with speed bumps. And lastly, the laws regarding the use of fireworks by private individuals should be 'front page news' in the next issue of the Waynoka Newsletter.

Dick Bankes (Lot #1816): Bankes shared his experience when involved in a 'massive traffic jam' at the back gate. A contractor hauling a large piece of equipment on a trailer was refused entry into the Lake and had no place to turn around. Bankes suggested that signage be placed at Pool-Kuntz Rd. and Weis Rd. stating that the entrance ahead into Lake Waynoka is for vehicles with stickers only. He also suggested that Security have a policy that in such a situation someone is sent to the back gate to assist with a turn-around inside the Lake's boundaries and then send the contractor and his equipment back out the gate. It was stated that this is the present policy.

Adjournment: The motion to adjourn was made by Purdin, seconded by Kinney, and passed by a unanimous vote at 11:00 a.m.

Respectfully submitted,

Joanne A. Coker
WPOA Assistant Recording Secretary