

## Waynoka Property Owners Association

1 Waynoka Dr.

Lake Waynoka, OH 45171

937-446-3232

937-446-3330

### WPOA Board of Trustees Meeting – Saturday, August 13, 2011

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

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

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

Absent: Johnson (ex.) and Lindy

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

**Treasurer's Report** (Betty Purdin): The Treasurer encouraged everyone to pick up a copy of the financial report. Purdin noted that page one "shows all of the WPOA's financial status". She suggested that if anyone has a problem with the report to contact her or Mgr. Cahall. She also asked for continued support and thanked everyone.

**Manager's Report** (Paul Cahall):

- The engineer's proposal for the campground upgrades to expand the number of full service sites has been received. Work on this project will move forward once the costs are determined.
- The paving of 4 to 5 miles of roads in the Lake will begin next week.
- All of the road signs have not yet been installed. The removal of a stop sign at the intersection of Omaha and Waynoka is creating some problems. Corrections will be made, so beware.
- The office and the security buildings experienced a significant power outage last Sunday evening (8/7) into Monday. When Duke made the repairs something went wrong and several pieces of equipment were 'burned up'. Cahall will meet with Duke Energy to negotiate compensation this coming week.
- Three lots adjacent to the parking lot at the campground which were in default to the WPOA have been signed over to the WPOA by the property owners. The parking lot will be expanded for boats and extra cars belonging to the campers by next spring.

**Other Reports:**

**Security** (Gordon Ellis):

- Chief Ellis reported that Security is working with the Brown Co. Sheriff's Office in relation to the one burglary that occurred in the Lake during July. There is great concern because recently there has been a significant number of thefts and burglaries outside the Lake, but within the perimeter of and on the roads surrounding the Lake. There is a potential connection between these cases that necessitates the cooperation between the departments. There have been other minor thefts reported in the Lake, but there appear to be no patterns or relationships between them.
- Ranger Glywin McJennett was introduced and welcomed. 'Ranger G.' will take over Chief Ellis' duties while he serves our country during his deployment to Afghanistan.
- As this meeting is his last for a while Chief Ellis thanked everyone for their support of him and his family.

**Long Range Planning** (John Buskey): The survey committee is reviewing the surveys returned by 183 property owners. The job description committee has almost completed the employee job descriptions. The website committee has made a few changes to [www.lakewaynoka.com](http://www.lakewaynoka.com) so visit the website soon. The number of page views has increased from about 11K in May to over 12K in July! There has been some discussion related to a possible storage area.

**Lake Advisory** (George Kinney): MAD Scientists & Associates completed Phase III (the sampling) on August 3<sup>rd</sup>. Phase IV is the analysis of both the water and the soil. This phase will result in a report which will include corrective action recommendations related to the water and the soil, recommendations related to the culvert work needed at the east end of the Lake and an engineering survey to insure compliance with all local, state and federal regulations such as the ODNR, the Corps of Engineers and the EPA. Anticipated completion is September 2011.

**Nominating** (John McDulin): Dick Bankes and Prescilla Redick will co-chair this committee.

**Campground** (Walt Robinson): Robinson shared that the campers have some concerns about the electricity in the Campground. They requested that monitors be considered. A teen dance is being held tonight and on September 24<sup>th</sup> there will be a Senior Prom Night featuring the music of the 50s, 60s, and 70s. The Campground's Halloween event will be Saturday, October 14<sup>th</sup>. Robinson asked that everyone consider helping with this event and providing supplies. Contact him at 513-290-6892 or [wrobinson214@aol.com](mailto:wrobinson214@aol.com).

**The Watersports Club** (Gary Blackburn): Blackburn thanked everyone involved for making the Poker Run a very successful event. He reminded everyone of the Labor Day Ski Show on September 3<sup>rd</sup> as well as the Fireworks at dusk and the DJ at the Beach.

**The Chapel** (Pastor Stoney Hamilton): Pastor Hamilton extended an invitation to everyone to join them for services at the Lake Waynoka Chapel. He encouraged everyone to attend the Benefit Sing on August 26<sup>th</sup> to raise monies for the building fund and the Revival on October 7, 8 and 9 at 7 p.m. each evening.

**Civic Club** (Joe Farrell): Farrell shared the details of next weekend's 2<sup>nd</sup> Annual Arts Festival. The next Civic Club meeting is August 23<sup>rd</sup> at 7 p.m. in the Lodge. The Civic Club donated \$350 to the Fireworks Fund.

**Shawnee Squaws** (Kathy Farrell): Farrell thanked everyone who bought ice cream sodas and Split the Pot tickets during Waynoka Day. Over \$800 was donated to the Fireworks Fund. She also thanked the Outpost for their donation. The Squaws are looking for vendors for their annual Craft Fair on October 14<sup>th</sup>. Contact Farrell (446-2725) or Valerie Bullock (446-4283), if interested.

**Lake Committee** (Betty Purdin): Purdin thanked the Manager and Security for their assistance with the parking during the night bass tournament which was the same date as the Poker Run. She shared the dates of the remaining tournaments including the Classic on Oct 8<sup>th</sup>.

Purdin also made a plea to all property owners to save their aluminum cans for the Fireworks Fund. A pound of cans is now paying 77 cents! All monetary donations would also be appreciated.

**Waynoka Tribe** (Monica West): West shared that the Tribe has donated \$500 to the Fireworks Fund. The Tribe will be selling food at the Beach from 4 p.m. until the Fireworks on September 3<sup>rd</sup>. She announced that the Tribe is once again working with the Chapel to provide Christmas assistance for needy children and their families in our area. Approximately \$100 is spent on each child. Donations may be sent to Roger Goldwire (15 Chippewa Dr.) or Monica West (161 Seminole Dr.). West thanked Tom and Amy Carney of Carney's Heating and Cooling and John Zeilman of Zeilman-James Builders for their financial support this year.

**Lion's Club** (Paul Geiger): Geiger shared that the Lion's Club recently purchased eight picnic tables and a food service table for the pavilion at Little Turtle. The Club donated \$200 to the Fireworks Fund. Three \$1000 Lion's Club scholarships were recently awarded to three deserving high school graduates. The Club is sponsoring Bingo tonight at 7 p.m. in the Lodge.

**New Business:** Pres. McDulin shared additional items discussed at the August workshop meeting:

- Rudy Lindy has resigned from the WPOA Board because of employment demands. Any property owner interested in serving the remainder of his term which expires in April of 2012 may pick up an application at the Office. Completed applications for the remainder of Lindy's term will be accepted at the Office until 4 p.m. on Friday, September 23<sup>rd</sup>.
- The annual election of WPOA Trustees will be held in November. The dates related to this year's election will be set in September. However, applications for the three positions that will be available may be picked up at the Office now. Completed applications for these three vacancies will be accepted at the Office until 4 p.m. on Friday, October 7<sup>th</sup>.
- Further discussion regarding monitors in the Campground was tabled until legal counsel advises the Board about liability issues.
- A 'lively' discussion ensued after another request for recycling was brought to the Board. The Board was split on the request. Therefore, no action will be taken at this time.
- The Board will possibly reinstitute the Building Committee. Gary Blackburn may accept the chairmanship of this committee. There are many details to be considered before any action is taken.

**Membership Concerns:**

Monica West (Lot #155): West asked if management was aware of the swim diaper issue at the Pool. Mgr. Cahall stated that it was. He also shared that the lifeguards should be aware of and enforcing the policy and that diapers are now available for a \$1 in the Rec Center Office.

Andy Bilhardt (Lot #453): Bilhardt shared that following his objection to tattered flags at the Lake last meeting one of those flags was replaced. He stopped to thank the property owner and learned that someone else had left a flag anonymously on their doorstep to replace the tattered flag. He personally thanked that individual for giving that flag to that family to hang at their home! Bilhardt then strongly suggested that the candidates who were not elected last year be considered for the vacancy on the Board. McDulin agreed, but stated that the position must also be advertised.

John Buskey (Lot #1785): Buskey stated that there will be three openings on the WRWSD Board this election. He noted that the deadline for submission of applications for both boards is Friday, October 7, 2011, by 4 p.m. at the Office.

Andy Bilhardt (Lot #453): Bilhardt shared his concern about the speed of boats in the no-wake zones "going up and up and up and up". He believes a few fines might control the problem.

Betty Purdin (Lot #0062): Purdin thanked the maintenance staff on behalf of the Board for so thoroughly cleaning the Lodge recently.

**Adjournment:** The motion to adjourn was made by Purdin, seconded by Kirk and passed by a unanimous vote at 10:37 a.m.

Respectfully submitted,

Joanne A. Coker  
WPOA Assistant Recording Secretary