

## Waynoka Property Owners Association

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### WPOA Board of Trustees Meeting – Saturday, October 8, 2011

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

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

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

Absent: Purdin (ex.)

**Minutes:** The motion to approve the minutes of the September meeting as published in the October Waynoka Newsletter with the date of the Squaws Craft Fair corrected to read October 8<sup>th</sup> was made by Johnson, seconded by Kinney and passed by those present. The assistant recording secretary requested that the Trustees review the minutes when they receive them two or three days following the meeting so that corrections can be emailed to her at that time.

**Treasurer's Report** (John McDulin): McDulin shared that the Finance Committee is scheduled to meet on Monday to begin working on the 2012 WPOA Budget.

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

- Financially the WPOA income is down and its expenses are up at the end of the third quarter, but the 'cash on hand' or operating funds are about \$56K above last year's.
- The maintenance staff will complete the replacement of the original (40+ years old) bathhouse roof at the Beach by the end of next week.
- The WPOA has received one bid and is seeking two more for the campground upgrades which will provide full service to 45 more campsites.
- A one year contract has been signed with Ferrell Gas to purchase propane. A fueling station to fill small bottles is to be installed at the campground. Ferrell Gas will train and certify WPOA employees to provide this service. Ferrell Gas is interested in becoming more involved in the Lake Waynoka community and has donated \$200 to sponsor the Halloween Decorations Contest at the Campground.
- At the OLCA meeting the Manager learned about a software program that has been developed for property owner associations which might also meet some of the needs of the WRWSD. A field trip to learn more is in the near future.
- Cahall also shared that attorneys from the practice of Dinsmore & Shoal who specialize in law for communities like ours will be asked to review Lake Waynoka's rules and regulations. A rules committee is being set up to review their recommendations. A recent change in Ohio law now states that if our rules and regulations do not specifically 'spell out' what should be done in a particular situation the Ohio Revised Code is to be followed.

#### Other Reports:

**Security** (Ranger McJennett): The September security report included two misdemeanor theft reports which are still under investigation, two motor vehicle crashes, two county citations, and several other infractions. Someone at the Marina put both their truck and boat trailer in the Lake.

**Long Range Planning** (Ron Gloss): Gloss shared that there was 'nothing new to report'.

**Lake Advisory** (George Kinney): The initial report from the MAD Scientists & Associates indicated the following:

- A select few drainages, primarily Straight Creek, deliver the bulk of sediments into the Lake exerting the greatest influence on coves (#8 and Kiddie Corral).
- The culvert under Waynoka Dr. at the entrance of Straight Creek into the Lake is the right size, but sits at an ineffective angle. Corrective actions will be discussed at a later date.
- The construction of a sediment pond on the lots recently purchased at the east end of the Lake at the Straight Creek entry is a strong possibility. This action would not eliminate the need, but would extend the length of time needed before sediment has to be removed below the Waynoka Dr. culvert.
- MAD Scientists and Associates will have their draft recommendations ready in November for review by the Lake Advisory Committee and the WPOA Board. The report will then be published for all property owners to review.

**Nominating** (Prescilla Redick): Redick, inspector of elections, reported that three applications for the WRWSD Board and two applications for the WPOA Board have been received thus far. Following the receipt of any other applications postmarked October 7, 2011, in Tuesday's mail the names of the candidates will be announced. (Note: The USPS is closed October 10 because it is Columbus Day holiday.) The number of applications (3 or less) for both Boards indicates that presently there is no need for an election of trustees for either Board. The official announcement will be made on Tuesday.

**Campground** (Walt Robinson): The boat storage area has been graveled. The Campground's Halloween event will be Saturday, October 15<sup>th</sup>. Set up for the Halloween event begins today. All help would be appreciated. Robinson expressed his unhappiness that it's time to close for winter.

**The Watersports Club** (Steve Johnson): Johnson announced that he and Tom Kitchen would be teaching a Boater Safety class on October 15<sup>th</sup> beginning at 8 a.m. All individuals born on or after January 1, 1982 who wish to operate a boat in the State Ohio must have boater safety certification if the boat's motor is more than 10 horsepower.

**The Chapel** (Mrs. Stoney Hamilton): Mrs. Hamilton shared the guests who will be featured at the Revival this weekend and invited everyone to the fellowship dinner tomorrow.

**Civic Club** (Joe Farrell): The next Civic Club meeting is its annual dinner on Tuesday, October 25<sup>th</sup> at 6:30 p.m. in the Lodge's restaurant. Everyone is welcome. Between the Board meetings on Saturday, November 12<sup>th</sup>, there will be a liquidation sale of Lake Waynoka clothing items.

**Shawnee Squaws** (Kathy Farrell): Farrell invited everyone to visit the Squaws Craft Fair today in the Rec Center. She also thanked the ladies for their hard work which makes this event so successful. The next Squaws meeting will be October 12<sup>th</sup> at 10 a.m. The Squaws' next event is the annual invitational dinner for seniors on Wednesday, December 14<sup>th</sup>.

**Lake Committee** (Prescilla Redick): Redick announced that 40+ fishermen in twenty boats are on the Lake today fishing in the Bass Classic. The buoys at the Beach are out of the Lake and being repaired. During the first week of November a variety of fish (including flathead minnows, golden shiners, bass, bluegill, yellow perch, hybrid bluegill and channel cat) will be released into the Lake. These fish were purchased by the Lake Committee and the WPOA for a cost of about \$4500.

### **Old Business:**

Pres. McDulin shared additional items discussed at the October workshop meeting:

- A building committee is being re-instituted. WPOA regulations require that the committee be composed of one WPOA Trustee and two non-Trustee members. Chairman Gary Blackburn is looking for volunteers to assist with the review of the applications and plans submitted for building permits. Blackburn noted that as many as 200 applications may be received in a year's time. He suggested that much of the work will be done via email with an occasional meeting. Please contact Blackburn at 513-240-2697 or [emmc01@ymail.com](mailto:emmc01@ymail.com)

if interested. Meyer commented that these individuals should have a background in the building trades and construction, but not be actively building at the Lake. Buskey shared that the Blue Book of WPOA regulations related to building at the Lake and permit documents are available on line at [www.lakewaynoka.com](http://www.lakewaynoka.com).

- The WPOA is currently soliciting proposals for the Marina contract for 2012. A decision will be made after all options and proposals are received and reviewed.
- A rules and regulations committee is also being re-instituted. WPOA regulations require that this committee also be composed of one WPOA Trustee and two non-Trustee members. Please contact Chairman, Eric Kirk or Pres. McDulin if interested in volunteering to serve on this committee. This committee will review and act upon the recommendations of attorneys at Dinsmore & Shoal after they review the rules and regulations of the WPOA.
- In response to concerns expressed at last month's meeting McDulin stated that an 'arm' mower will be purchased next year to help clear ditches and remove the foliage and growth that create some of the blind intersections in Lake Waynoka; that a solar blanket will be purchased for the adult pool to help conserve propane usage; and that monies will be budgeted next year to renovate the bathrooms in the Lodge beginning with the women's.
- The Lake will be lowered beginning November 15, 2011. Bids are being sought and the Lake will remain lowered until excavation of the east end of the Lake between Waynoka Dr. and the Hiawatha recreation area is completed.
- Following today's meeting the WPOA Board will hold a caucus to determine who will occupy the vacant position of the Board and who will act as secretary.

#### **Membership Concerns:**

Gary Smiley (Lot #2854): Smiley stated that two of the reasons he lives at Lake Waynoka are the Lake and Security. He questioned whether or not there would continue to be two security guards on duty at the front entrance 24/7. He shared his strong concerns about the proposal that only one guard would be on duty from 11 p.m. to 5 a.m. during the winter months as a cost saving measure. Cahall explained why this is being considered and how it would work. McDulin noted that presently this suggestion is only a budget proposal and has not been approved by the Board.

Aristotle Roussos (Lot #458): Roussos announced that the Lake Waynoka Chorus is planning a holiday concert for the public on Tuesday, December 13<sup>th</sup> at 7 p.m. in the Lodge. He extended an invitation to other musical groups and organizations to participate in this event. Interested parties should contact Andrea Wilkerson, the chorus director, at 446-9570 for more information.

Cleve Broughton (Lot #2833): Broughton stated that he believes Security is 'less than it has ever been' since he moved here in 1975. He shared his concerns about how 'easy it is to get in and out of here' without a pass.

Joanne Coker (Lot #1888): Coker reminded everyone that the Rec Center is offering a Zumba class taught by a certified instructor on Wednesday evenings at 7 p.m. for a \$5 fee. She also shared that several classes, Water Aerobics (Mondays at 7 p.m.) and the Pick 5 series of step, wave board, etc. (every weekday morning at 9 a.m.) are being offered free of charge to property owners.

Coker then shared her concern and frustration about the disregard of some boat owners for the no wake zones. She described several recent incidents near her property which indicate that most of the boat owners creating wakes in these zones are aware of the rules but choose to break the rules regarding no wake! It seems that even though thousands of dollars are being spent to preserve the actual lake at Lake Waynoka, these property owners choose not to do their part. This is an attitude that disturbs Coker; she is saddened that these residents care so little about 'the treasure' that makes our community Lake Waynoka and not Waynoka! Coker's statements were supported by the applause of those present at the meeting.

Charles Palk (Lot #1029): Palk stated that it seemed the stop signs went up quickly after the accident in the spring. He suggested that the location of several signs be reconsidered. Cahall explained that the plan to install the signage had been created by Chief Ellis and himself in February and was scheduled to be approved in June. Sadly the accident emphasized the need for the signage. McDulin noted that there is a need to review the installations which Security is doing. Palk shared his dissatisfaction with the decision to use 'tar and chip' rather than asphalt to pave his road. Palk suggested that the lawyers who review the Lake's rules and regulations also have a copy of the plat covenants and restrictions. Palk then shared his observations and suggestions about the property at the east end of Lake where there are major erosion concerns.

Cleve Broughton (lot #2833): Broughton is concerned about the drivers who 'piggy back' at the back gate and go in or out two vehicles at a time.

Dick Bankes (Lot #1668): Bankes suggested that a sign explaining that only one car is to go through the back gate at a time should be erected. This would be helpful to those who are visiting our community.

Charles Palk (Lot #1029): Palk noted that cars are registered to get through the back gate because there are stickers on the windshields, but that property owners are not. He suggested that a system of cameras and cards which can be scanned might be the answer to the concerns about entry into Lake Waynoka.

**Adjournment:** The motion to adjourn was made by Robinson, seconded by Kinney and passed by a unanimous vote at 10:52 a.m.

Respectfully submitted,

Joanne A. Coker  
WPOA Assistant Recording Secretary