Waynoka Property Owners Association
1 Waynoka Dr.
Lake Waynoka, OH 45171
937-446-3232 937-446-3330

WPOA Board of Trustees Meeting – Saturday, December 10, 2011

Pres. McDulin called the meeting to order at 10:00 a.m.
The invocation given by Pastor Hamilton was followed by the Pledge of Allegiance.
Roll Call: Present: Blackburn, Johnson, Kinney, Kirk, McDulin, Meyer, Purdin, Robinson and Mgr. Cahall
Absent: none
Minutes: The motion to approve the minutes of the November meeting as published in the December Waynoka Newsletter was made by Purdin, seconded by Meyer and passed.
Treasurer's Report (Betty Purdin)**:** Everyone present was reminded to pick up a copy of the WPOA financial report for November. Purdin thanked everyone for all of the cooperation they give the Board through the year as well as for their understanding of monies spent and monies coming in. Presently the WPOA staff is in the process of having an audit of the WPOA's finances.
Manager's Report (Paul Cahall)**:**

- The WPOA was unhappy with the performance of the audit group that was used last year so the WPOA contracted with a new company in September. This firm *(Kamphaus, Henning and Hood)* showed up this week to do a three day long audit which was not even a part of the contract. This free assessment of the WPOA finances is welcomed and the staff is looking forward to receiving their report and its findings.
- The contracts are in place to do the campground upgrades. However, the work will not begin until approval from the Ohio EPA is received.
- The Manager is still searching for a restaurant manager. There appears to be a lot of interest and no problems are anticipated to find the 'best fit'.
- At the last OLCA meeting there was discussion of security and the use of remote security cameras. Cameras are being considered for such places as the dock rental areas and the rec areas because over $10K has been spent on vandalism so far in 2011. Staff is researching the most cost effective ways to implement this type of security which has proven successful in reducing vandalism in other lake communities.

Other Reports:
Security (Paul Cahall)**:** Ranger McJennett is no longer employed at the Lake. When Chief Ellis returns home later this month before being deployed a solution will be worked out to hire at least a part time ranger to cover weekends and special events.
Building (Gary Blackburn): The committee is now 'up and running'; however, there have not been any permit applications received yet this month. Blackburn suggested that property owners spend adequate time creating a well developed site plan that includes 'a good representation of the shape and size of the lot and to fully dimension the existing structures and any new changes being made'.
Rules and Regulations (Eric Kirk): The committee members have all received copies of Chapter 5312 in the Ohio Revised Code to review. This document stipulates what must be amended in the WPOA's by-laws so that the WPOA does not have to follow all of the requirements in the ORC.
A law firm will also be reviewing the by-laws of the WPOA (both the blue and the yellow books) to advise the WPOA on what should be amended or removed. The book of WPOA motions will also

be reviewed. The results of the survey which property owners were recently asked to complete will also be a part of this review process.

Long Range Planning (Ron Gloss): The committee reviewing employee job descriptions has completed all but one of the descriptions. The website committee is pleased that the links between the individual websites of the advertisers in the newsletter and the Lake's website are now functional. The final report on the survey will be given to the members of both boards before the end of the year. This summary will also be available to property owners early next year on the website, www.lakewaynoka.com.

Lake Advisory (George Kinney): The final report from the Mad Scientists & Associates has not yet been received. Whenever the rains stop and the Lake has been adequately lowered excavation of the east end of the Lake will begin. Work continues on the summary of the 90 page report about the 'health' of the Lake which was received from the Mad Scientists & Associates last month.

Campground (Walt Robinson): Robinson shared that only the deer and the squirrels are back there in the campground now! He and the campers are awaiting spring and the reopening of the Campground on April 1st.

The Watersports Club (Steve Johnson): Johnson invited everyone to attend the annual New Year's Eve Party at the Lodge. Cost is $20 per person in advance and $25 per person at the door. On Sunday, December 18th at 9 a.m. the Club will be at the VA Home to share gifts with some of the needy veterans. Scott Steele will be performing for all of the vets.

The Chapel (Stoney Hamilton): Pastor Hamilton invited everyone to Sunday School at 9:30 a.m. and the worship service at 10 a.m. each Sunday. The Chapel's Christmas Service will be on December 18th and the New Year's Eve Party will be from 9 to midnight on December 31st. All of the gifts for the needy children are wrapped and thirty families will be receiving food baskets. Hamilton thanked everyone who supported this very special cause.

Civic Club (Kathy Farrell): Farrell suggested that everyone purchase the 2012 Lake Waynoka calendars and the Lake Waynoka clothing apparel (caps, shirts and sweatshirts) from the Civic Club to finish up their Christmas shopping.

Shawnee Squaws (Kathy Farrell): Farrell thanked all of the Squaws for their hard work this year. Their next meeting will be Wednesday, January 11th at 10 a.m.

Old Business:

Pres. McDulin announced that the rec center staff is having a Christmas Party with Santa, cookies and punch for everyone on Sunday, December 18th from 1 to 4 at the rec center.

McDulin reminded everyone that this month's newsletter will the last one mailed free of charge to all property owners. Property owners may choose to pay $12.00 a year to continue having the newsletter mailed to their homes. (There will be a 'coupon' in the January newsletter.) Free copies of the newsletter may also be picked up at the rec center, the office or the security 'shack' each month. And it is always available on-line 24/7 at www.lakewaynoka.com.

Then Pres. McDulin shared the additional items that were discussed at the December workshop meeting last evening:

- As noted before the work at the Campground has been delayed because the permit from the Ohio EPA has not yet been issued.
- As reported before the valve is still open to lower the Lake so that the excavation work at the east end of the Lake can be done. And hopefully, the rains will stop and this work can begin soon.
- The Security report will be given as a part of the Manager's report until Chief Ellis returns.
- There are two parties (the current operator and another) interested in leasing the Marina. A decision has been deferred until January.

- Additional advertising will be done to seek additional interest in the operation of the restaurant.
- The Board decided that a fine of $200.00 will be levied on any property owner who authorizes the issuance of a fraudulent membership card. The Board will continue to look at other ways to correct this problem.
- An AFLAC representative will be meeting with Lake employees to share the various insurances (disability, etc.) which AFLAC offers. The WPOA's only involvement with this company would be providing the payroll deductions for the employees who voluntarily choose to purchase any of their insurances.
- The Board agrees with Joanne Edwards' suggestion last month that the port-o-lets remain available in the various recreation areas until later in the fall. Next year they will not be removed until November 1st.
- Last month's membership concern about the grinder pumps was deferred to the WRWSD Board.

Motions and Resolutions:

- At this point in the meeting President McDulin addressed the property owners about the challenges faced by the WPOA Finance Committee and the WPOA Board of Trustees in developing the 2012 WPOA Operating Budget. There have been several significant increases in costs experienced over the last year. McDulin then shared a number of ways the WPOA Board of Trustees will meet the challenges that these increases in costs have created. *See McDulin's message to Lake Waynoka's property owners in the January Lake Waynoka Newsletter for the details.*
- **Motion #197** was made by Treasurer Betty Purdin and seconded by Walt Robinson that the 2012 WPOA Operating Budget be approved as shown in the budget summary dated December 12, 2011 with projected incomes of $1,767,684.43, projected expenses of $1,698,951.43 and a surplus of $68,733.00. The vote was taken and the motion passed with eight yea votes.
- Mgr. Cahall then made a couple of additional comments on the budget. He stated, "I'm not sure if everybody understands, but for years there has been deficit spending here. And that was another thing that had to be overcome. In the budget itself, to demonstrate that a lot of cutting was done, what is called discretionary spending actually went down. And a lot of that spending which isn't truly discretionary such as electricity and gas… and even though these have gone up in cost… through other items we have managed to show a decrease in discretionary spending over the next year." Steve Johnson noted that this has happened because of Mgr. Cahall's work on the budget and other members of the Board agreed.

Membership Concerns:

Pres. McDulin explained the request made by Asst. Recording Secretary Joanne Coker that any member with a concern should sign their name and lot number on the sheet at the table near the microphone before speaking.

George Alsip (Lot #2917): Alsip asked that the Board consider purchasing new chairs and tables for the lounge which does make a profit. The present ones are in very bad condition. Alsip also recommended that a security light be installed at the Quachita recreation area to prevent 'mischief' and problems for Security at night.

Prescilla Redick (Lot #1731): Redick asked who the members of the Building Committee and the Rules and Regulations Committee are. Blackburn shared that the Building Committee members are himself, Roger Coker and Peter Snyder. Kirk shared that the members of the Rules and

Regulations Committee are himself, Dave Wolfe, Jack Flaherty, Andy Stark, John Concannon, Frank Tomanko and Jim Meyer.
Valerie Bullock (Lot #2304): Bullock thanked the WRWSD for installing the plugs in the water meter pit lids in her yard and that of her neighbor. She also requested that the signage in the area of aluminum can wagon and the new recycling bin be reviewed. She feels that it is important that the signage stress where the aluminum cans are placed to be recycled. The monies received from recycling aluminum cans is a major part of the funding for the annual fireworks at the Lake. Pres. McDulin responded that this has been discussed and changes will be made.
Aristotle Roussos (Lot #458): Roussos shared his recent experience as a part of the Honor Flight to Washington D.C. to visit the WWII memorial which he described as 'awesome'. Roussos also invited everyone present to the Lake Waynoka Chorus' Christmas Concert being held at the Lodge on Tuesday, December 13th at 7 p.m.
George Alsip (Lot 2917): Alsip commented that in regards to the Marina 'it is better to have a pig in the poke rather than no pig at all'. He suggested that 'rules and regulations be set up to keep what we got and to fix what needs to be fixed'.

Pres. McDulin then wished everyone a very Merry Christmas and a Happy New Year.

Adjournment: The motion to adjourn was made by Meyer, seconded by Purdin and passed by a unanimous vote at 10:46 a.m.

Respectfully submitted,

Joanne A. Coker
WPOA Assistant Recording Secretary