

WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
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AGENDA

NOVEMBER

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES REVIEW

CURRENT BOARD MEMBERS

Prescilla RedickPresident
Judy Yannone.....Vice President
Steve Johnson.....Secretary
Vern Taylor.....Treasurer
Tom Koch.....Member at Large
Brian Buckley
Todd Holt
Doris Kitchen
Walt Robinson

REPORTS: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:

FINANCIAL
MANAGERIAL
SECURITY

COMMITTEES: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:

LONG RANGE PLANNING
LAKE ADVISORY
BUILDING COMMITTEE
RULES & REGULATIONS
ELECTION INSPECTOR/NOMINATING CHAIR

UNFINISHED BUSINESS:

(Comments by Board Members, Board Motion (s)/Vote)

NEW BUSINESS:

(Comments by Board Members, Board Motion (s)/Vote)

COMMUNITY ORGANIZATIONS:

SUBMIT MONDAY BY 4PM FOLLOWING PUBLIC MEETING IN WRITING, FOR INCLUSION IN NEWSLETTER/EVENTS

CAMPGROUND
CIVIC CLUB
WATER SPORTS CLUB
CHAPEL
SHAWNEE SQUAWS
ART CLUB
LAKE

MEMBERSHIP CONCERNS:

(TIME IS LIMITED TO THREE (3) MINUTES SO ALL CONCERNS CAN BE HEARD)

Executive Session: (If required)

ADJOURN

**WAYNOKA PROPERTY OWNERS ASSOCIATION
TREASURER'S REPORT; BALANCE SHEET**

10/31/2017

GENERAL OPERATING FUNDS:	10/31/2017	10/31/2016
NB&T CECKING	\$61,479.42	\$36,893.43
CHARGE CARD ACCOUNT	\$25,524.33	\$30,817.24
OPER SAVINGS/FIRST STATE BANK	\$150,712.94	\$100,513.29
OPER RESERVE/NB&T	\$131,927.42	\$85,774.88
LOTTERY CHECKING	\$3,054.31	\$1,922.66
TOTAL OPERATING FUNDS:	\$372,698.42	\$255,921.50

ASSESSMENTS

\$100.00 ROADS ASSESSMENT	\$106,499.51	\$118,968.12
\$60.00 LAKE ASSESSMENT	\$107,043.79	\$65,189.86
\$100.00 IMPROVEMENT ASSESSMENT	\$29,993.57	\$15,881.44
CAMPGROUND IMPROVEMENT	\$53,884.44	\$35,913.22
TOTAL	\$297,421.31	\$235,952.64

WPOA INVESTMENTS:

PEOPLES BANK	\$25,000.00	\$25,000.00
FIRST STATE BK 19722453	\$118,696.93	
FIRST STATE BK 1020301658	\$101,680.79	
FIRST STATE BK 1020301623	\$101,740.29	
PEOPLES BANK/CDARS	\$0.00	\$245,672.61
TOTAL INVESTMENTS:	\$347,118.01	\$270,672.61
TOTAL ALL ACCOUNTS:	\$1,017,237.74	\$762,546.75

2017 INCOME MONTH OF OCTOBER	2017	2017 PLAN EXPECTED
\$1,896,000.00	101%	93%
 2017 EXPENSE MONTH OF OCTOBER		
\$1,707,000.00	90%	86%

Operating Funds

October total operating income was \$93,000

October total operating expenses were \$136,000 with no unexpected expenses.

Operating fund balance at the end of October was \$373,000

Operating income for the year at the end of October was \$1,896,000. That is 101% of the plan for 2017. Expected income at the end of October to plan was 93%, so we are 8% ahead of plan for income.

Operating expense for the year at the end of October was \$1,707,000. That is 90% of the plan for 2017. Expected expense at the end of October was 86% so 4% over budget.

Currently, the higher than expected incomes are well ahead of the higher expenses.

Allocated Assessment Funds

Income for allocated operating assessments in October was \$5,000.

Assessment account expenditures in October totaled \$70,000. Almost all of this is from the pool repair.

Balance of all allocated assessment accounts at the end at end of October was \$297,000.

Invested Funds

Invested Reserves at the end of October totaled \$347,118.

Total cash on hand at the end of October was \$1,017,000.

Managers Report

The Administration department is now on winter hours and will not be open on Saturdays until the first Saturday in March.

Dredging – We have been removing the dredging equipment from the lake this last week and preparing it for the winter. We did not quite get as far as we had hoped but we did make great progress considering some of the problems we faced this year with manning and equipment issues

Maintenance has a very busy next few months in the works. They are currently building the new recreation area signs for installation and completing our part of the resurfacing of the big pool. They have also started on the floor replacement in the restaurant and closing up the campground. We will have a long list of dock repair, dam maintenance, and shoreline protection to work on as the lake comes down.

The lake level will not be lowered before the 15th November, but the valve may be opened at any point after that date. The WRWSD plans to open the valve as soon as they can after the 15th and the conditions look good for that.

The recommended budget for 2018 has been presented to the board for their examination. We hope to pass that budget during the December meeting after any required changes are made by the board. I am now working with the Long Range Planning Committee to present a recommended Capital budget for 2018 to the board in December for a January approval.

Lake Waynoka Security Monthly Report-Oct 2017

Calls for Service	51	Animal Complaints	11
Arrests	1	Dog	10
Reports	2	Other	1
Citations	0	Grinder Pumps	24
Warnings	9	Squad Calls	4
Security Checks	1097	Fire Runs	0

Gate Counts

RFID Front- 11979	Front Security Lane- 9467
RFID Rear Entry- 16531	RFID Rear Exit- 19934

Vehicle Information

Vehicle 1191	Fuel-27.9	Miles Driven-457
Vehicle 1591	Fuel-66.5	Miles Driven-846

Marine Patrol

Marine Patrol ceased operation at the end of September, the boat will remain in the water until the lowering begins.

Other News from Security

1 arrest was made for the month, an individual was charged with burglary and disorderly conduct in the campground after the Trick or Treat event.

The trick or treat event in the campground went well for security, an after-action report was completed and minor changes will be made for next year if the event is conducted in a similar manner. Three letters of correspondence were received during the month, thanking the following individuals in the Security Office, Ranger Amole, Security Officer Hanzelman and Chief Wallace for their respective service to the community.

As we approach the winter months and see a decrease in population, remember to keep a vigilant eye for any suspicious activities in your neighborhood and report any and all activities to security.

From Long Range Planning Committee:

RE: November 2017 Status Report

The Long Range Planning Committee has completed the merging of WPOA-specific expenditure projections for 2018 – 2022 with the Reserve Advisor’s report data and has prepared a comparative report for pending General Manager and Board review. A few minor data issues are pending resolution. Committee work will now begin focusing on finalizing any detail stakeholder requirements and the development of the appropriate workflow processes for ongoing maintenance of an overall 30 year planning cycle.

R.Bankes

11/08/2017

Lake Advisory Committee Notes for 12 Nov 2017

We are continuing to address the fish population of our lake. We will be reviewing our current fish stocking activities and also look at ways to increase fish habitat areas. Habitat study includes looking at future efforts to bring in more aquatic plants that will survive our lake lowering requirements each year.

Our committee is looking at boating safety in response to complaints/recommendations from some long time property owners/boaters. We know that safe boating will become increasingly important as our community and boat population grows. Your ideas and recommendations are welcome.

We want to again remind property owners and landscapers to not blow leaves and grass clipping in the lake during fall clean up or at any other time of the year. We wish to keep our lake clean and free of debris.

Also, if you see something that might be a safety concern in or around the lake common areas please let us know.

Thank you.

Michael LaPlante
Waynoka Lake Advisory Committee Chairman
937-689-7604
laplantema@gmail.com

Zoning Committee Report

As of 11/1/2017

No variances were requested this month. Fourteen permits were approved, including 2 residences, 1 deck, and 4 storage buildings. Currently year-to-date permits for 2017 total 102.

2017 Building Permit Status

	<i>October</i>	<i>YTD</i>
Residence	2	16
Dock/boat lift	0	14
Additions	1	10
Repair/Replace	6	25
Pool	0	0
Deck	1	3
Garage	0	7
Storage	4	14
Boat Cover	0	0
Carport	0	0
Fence	0	13
TOTALS	14	102

Don't hesitate to let me know if any questions.

Respectfully submitted,

Pete Levermore

Zoning Committee chair

Rules & Regulations Committee Report

Chair: John H. Buskey

Date: November 11, 2017

The Committee Chair has completed his editorial work on the Zoning/Building Requirements document and it will be considered by the Board at its November 11, 2017 meeting. The document will be volume 2 of the rules and regulations.

Nominating Committee Report, November 2017

Ballots for WPOA Board of Trustees candidates and the reserve issue were mailed out to all WPOA members in good standing in the end of October. If you have not received your ballot, if something is missing from your ballot packet, or if you ruin your ballot or the dog ate it, you can contact either the office or Anna Clark directly (513-290-5359), and we will replace the missing pieces.

DEADLINE: To be accepted for tallying, all returned ballots must be received by the office before 4 p.m. on Monday, November 27th, whether mailed or dropped off in person.

REMINDER: Whether you mail your ballot or bring it to the office, YOUR LOT NUMBER MUST BE ON THE OUTER ENVELOPE!

A big thank you to the helpers who donated a full morning to label, collate, stuff, seal and stamp envelopes so we all get to vote: Elaine and Joe Bolte, Eileen Brown, Jeff Clark, Diana DeVol, Linda and Charlie Garfield, Jackie and Mike Mathes, Dave Patton, Kathy and Tom Sewall.

Respectfully submitted,

Anna Clark

Nominating Chair