



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

OCTOBER

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

MEET THE CANDIDATES TO FOLLOW.

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

9/30/2017

GENERAL OPERATING FUNDS:	9/30/2017	9/30/2016
NB&T CECKING	\$41,397.54	\$18,754.25
CHARGE CARD ACCOUNT	\$10,843.54	\$2,227.88
OPER SAVINGS/FIRST STATE BANK	\$250,687.06	\$150,502.72
OPER RESERVE/NB&T	\$131,903.57	\$85,763.26
LOTTERY CHECKING	\$3,215.65	\$1,917.60
TOTAL OPERATING FUNDS:	\$438,047.36	\$259,165.71

ASSESSMENTS

\$100.00 ROADS ASSESSMENT	\$104,905.31	\$117,251.99
\$60.00 LAKE ASSESSMENT	\$108,109.90	\$67,824.88
\$100.00 IMPROVEMENT ASSESSMENT	\$97,751.83	\$69,386.46
CAMPGROUND IMPROVEMENT	\$46,416.19	\$38,475.61
TOTAL	\$357,183.23	\$292,938.94

WPOA INVESTMENTS:

PEOPLES BANK	\$25,000.00	\$25,000.00
FIRST STATE BK 1012900	\$118,696.93	
FIRST STATE BK 1020301658	\$101,503.44	
FIRST STATE BK 1020301623	\$101,529.28	
PEOPLES BANK/CDARS	\$0.00	\$245,846.24
TOTAL INVESTMENTS:	\$346,729.65	\$270,846.24
TOTAL ALL ACCOUNTS:	\$1,141,960.24	\$822,950.89

2017 INCOME-MONTH OF SEPT	2017	2017 PLAN EXPECTED
\$1,799,000.00	96%	88%
2017 EXPENSE-MONTH OF SEPT		
\$1,535,000.00	81%	78%

Managers Report

The Administration department will be going to winter hours starting in November. We will not be open on Saturdays from then until the first Saturday in March.

Dredging – We are making good progress and are in the Kiddie Coral area. This is an area that will take some time and we will probably be in this general area of the lake until we pull the equipment out in the first half of November.

Maintenance has been around this last month putting extensions on docks to give better access from the shore. We also plan to replace the docks at Geronimo over the winter.

Shoreline protection letters have gone out. If you got one and have any questions please contact me. Also the Board authorized \$10,000 for shoreline upgrades on WPOA owned property that will be worked on over the winter. We will also be installing the new signs on the recreations areas.

ODNR completed the inspection on our dams and found no major areas of concern. They did point out some sealing work to be done on the spillway and brush to be removed from the emergency spillway. They will be back next year to align our inspection with others in the area.

Repair on the pool continues and should be complete by the 20th of October. It was in much worse shape than we expected, so there will be a slight increase in the cost of repair based on the amount of the old surface that had to be removed and patched.

The lake level will not be lowered before the 15th November, but the valve may be opened at any point after that date.

We continue to work on the budget for 2018 and I am meeting with the finance committee every Monday with our goal being to present a recommended budget to the board the first of November.

The booth at the Brown County Fair was a great success. We sold several of our inventory lots to new members. We have sold all 43 Auditor lots we bought last November mostly to new members.

We will be replacing the floor in the kitchen of the restaurant over the winter. The Board is currently discussing the future of the restaurant and all options are on the table.

Operating Funds

September total operating income was \$88,000

September total operating expenses were \$185,000 with no unexpected expenses.

Operating fund balance at the end of September was \$438,000

Operating income for the year at the end of September was \$1,799,000. That is 96% of the plan for 2017. Expected income at the end of September to plan was 88%, so we are 8% ahead of plan for income.

Operating expense for the year at the end of September was \$1,535,000. That is 81% of the plan for 2017. Expected expense at the end of September was 78% so 3% over budget.

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

Allocated Assessment Funds

Income for allocated operating assessments in September was \$14,000.

Assessment account expenditures in September totaled - \$2,300. This was due to a reimbursement from operations for budgeted expenses.

Balance of all allocated assessment accounts at the end at end of September was \$357,000.

Invested Funds

Invested Reserves at the end of September totaled \$346,729.

Total cash on hand at the end of September was \$1,142,000.

Lake Waynoka Security Monthly Report

Arrests:	Total- 1
Reports:	Total- 6
Traffic Citations:	Total- 2
Warnings:	Total- 2
Calls for Service:	Total- 47
Squad Runs:	Total- 5
Fire Runs:	Total- 0
EMT Service:	Total- 0
Animal Complaints:	Total- 15
Grinder Pumps:	Total- 12

Gate Counts

RFID Front- 10985	Front Security Lane- 9922
RFID Rear Entry- 15461	RFID Rear Exit- 18639

Vehicle Information

Vehicle 1191	Fuel-51.5	Miles Driven-767
Vehicle 1591	Fuel-10.5	Miles Driven-167

Marine Patrol

43 hours of Marine Patrol was conducted during September. Statistical information for the patrol - **2** disabled boats were towed in. Additional marine Patrol by Russellville Fire Department was conducted during the Labor Day Fireworks.

Crime Trend Narrative

During the month of September, 2 domestic violence investigations were conducted and charges may be filed once the investigations are completed. In reference to a rise in the number of dog complaints, the following will be published in the WPOA newsletter: *The issue of dogs running at large through the community has been brought to the attention of the security office. Dogs must be confined per Ohio Revised Code 955.22. WPOA also addresses this through Rules and Regulations section II subsection 1 pets. A WPOA property owner could be issued a summons under either section if their dog is not confined.*

From Long Range Planning Committee:

RE: October 2017 Status Report

The Long Range Planning Committee is developing a report merging the WPOA 1 – 5 Year Budgetary Projection covering forecasted capital and operating expenses with the Reserve Advisers Consultant's more comprehensive report (their full report is available on the Lake Waynoka website). The two forecasts will then be reconciled and a new 5-year forecast covering 2018 - 2022 submitted for Board review. The Committee is also identifying issues to be addressed as we begin the transition to a 30 year planning cycle.

R.Bankes

10/11/2017

Lake Advisory Committee Notes for 14 Oct 2017

Just a couple of things for your information.

Lake Access Areas: The Lake Advisory Committee would like to thank the WPOA Board, Lake Manger, and maintenance personnel for fixing the docks at Tomahawk and Little Crow. Excellent job, now our boaters and fishermen can access their watercraft safely.

Fish Population: Some fisherman have been heard complaining that not as many fish or large fish are being caught. We would like to remind people of the Lake Waynoka Boating and Fishing Guide which addresses our Fishing Regulations. This guide includes minimum size and daily limits for each species of fish. Our committee is also considering other actions to help enforce the limits identified in the guide.

Boating and Fishing Guide: Our committee is reviewing the Lake Waynoka Boating and Fishing Guide in preparation for our January 2018 distribution. We are looking at High Water and Lake Lowering periods for no wake restrictions. We will be working with the Lake Manager to develop a procedure for notifying boaters when: "No Wake Conditions" effect the lake.

Lake Quality: We would like to 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. Leaves and lawn clippings provide the lake with excess phosphorus and decaying nutrients. Excess phosphorus causes increased algae growth which is not a desired vegetation in our lake.

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 10/1/2017

No variances were requested this month. Seven permits were approved, including 1 residence, 1 dock, 1 storage building, and 1 fence. Currently year-to-date permits for 2017 total 88.

2017 Building Permit Status

	<i>September</i>	<i>YTD</i>
Residence	1	14
Dock/boat lift	1	14
Additions	0	9
Repair/Replace	3	19
Pool	0	0
Deck	0	2
Garage	0	7
Storage	1	10
Boat Cover	0	0
Carport	0	0
Fence	1	13
TOTALS	7	88

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: October 11, 2017

The Committee Chair has been working as an editorial consultant to the Building Committee as they revise the current zoning and building requirements document in preparation for Board consideration. The document will be volume 2 of the rules and regulations.

Nominating Committee Report, October 2017

We have received and approved applications for seven candidates for the Board of Trustees of the WPOA: Kenneth Crank, Jenny Ellis, Eric Kirk, Prescilla Redick, John Sharp, Steve Von Wahlde, and Michael Woods. The candidates have been invited to attend our Meet and Greet after the October 14th membership meeting.

For the Board of Trustees of the WRWSD, there are three candidates: Jim Bridges, John Buskey, and Pete Levermore. Since the number of candidates is the same as the number of vacancies, they win their seats by acclamation.

A big thank you to the candidates for both Boards for their willingness to serve our community. And thank you to those whose terms are expiring and are not running again: Tom Beresford, Todd Holt, and Vern Taylor. We appreciate all the time and effort you have given on behalf of all of us at Lake Waynoka!

We are working on compiling the ballot packet and including the vote on the reserves issue in this year's election process. Ballots will be mailed out before the end of October and must be returned to the office by 4 p.m. on November 27 for the votes to be accepted for counting. A reminder that whether you mail your ballot or drop it at the office, YOUR LOT NUMBER MUST be on the outer envelope!

Respectfully submitted,

Anna Clark

Nominating Chair