



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

DECEMBER

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 COMPLIMENTS AND 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**

11/30/2017

GENERAL OPERATING FUNDS:	11/30/2017	11/30/2016
NB&T CECKING	\$60,283.91	\$47,081.85
CHARGE CARD ACCOUNT	\$18,933.67	\$7,826.07
OPER SAVINGS/FIRST STATE BANK	\$100,732.74	\$50,517.63
OPER RESERVE/NB&T	\$131,952.07	\$85,786.13
LOTTERY CHECKING	\$2,919.97	\$1,939.90
TOTAL OPERATING FUNDS:	\$314,822.36	\$193,151.58

ASSESSMENTS

\$100.00 ROADS ASSESSMENT	\$107,819.59	\$103,902.98
\$60.00 LAKE ASSESSMENT	\$104,027.74	\$62,096.43
\$100.00 IMPROVEMENT ASSESSMENT	\$30,454.40	\$15,568.27
CAMPGROUND IMPROVEMENT	\$55,200.58	\$37,254.12
TOTAL	\$297,502.31	\$218,821.80

WPOA INVESTMENTS:

PEOPLES BANK	\$25,000.00	\$25,000.00
FIRST STATE BK 19722453	\$118,696.93	
FIRST STATE BK 1020301658	\$101,771.04	
FIRST STATE BK 1020301623	\$101,847.69	
PEOPLES BANK/CDARS	\$0.00	\$245,737.26
TOTAL INVESTMENTS:	\$347,315.66	\$270,737.26
TOTAL ALL ACCOUNTS:	\$959,640.33	\$682,710.64

2017 INCOME MONTH OF NOVEMBER	2017	2017 PLAN EXPECTED
\$1,958,000.00	105%	96%
2017 EXPENCE MONTH OF NOVEMBER		
\$1,811,000.00	96%	93%

Managers Report

The Administration department will be closed from 23 December until 2 January. Staff will be in and out that week checking messages and processing payments that are dropped off or mailed in but we will not be conducting business at the counter.

Maintenance has been hard at work on their winter projects. They have removed the old docks at Geronimo and are prefabricating the new docks in the maintenance building. All of the new recreation signs are up. They are working on the new flooring in the restaurant and bringing in rock for shoreline protection and recreation area parking lots.

The lake level will continue to go down so that we can replace the boat ramp at the marina. We will try and hold that level until about 15 February. After that, the valve will be closed so the lake can start filling up.

I have been working closely with the Long Range Planning Committee to complete the capital budget for 2018 that was presented to the board at the December workshop. We expect to have that approved by the board at the January meeting. We will then work the 5 year plan and 30 year plan.

The new phone book is now available for pick up at the administration building. If you find a mistake or your number is not in it and you want to be included please let us know. We plan to print these as they are requested and will be as up to date as of the time it is printed.

Lake Waynoka Security Monthly Report-Nov 2017

Calls for Service	37	Animal Complaints	14
Arrests	0	Dog	9
Reports	2	Other	5
Citations	0	Grinder Pumps	15
Warnings	4	Squad Calls	4
Security Checks	943	Fire Runs	1

Gate Counts

RFID Front- 10716	Front Security Lane- 7032
RFID Rear Entry- 7415	RFID Rear Exit- 15147

The rear entrance RFID gate count numbers were off due to a malfunctioning gate arm. The issue has been repaired.

Vehicle Information

Vehicle 1191	Fuel-30.0	Miles Driven-431
Vehicle 1591	Fuel-53.6	Miles Driven-850

Marine Patrol

Marine Patrol ceased operation at the end of September, the boat has been removed from the lake and will be winterized and stored until spring.

Other News from Security

No arrests made for the month of November, but warrants have been sought against two individuals in reference to a Grand Theft case.

Ranger Amole, Auxiliary Ranger Napier and Chief Wallace completed their required continuing education training during the month. This training was conducted by the Mt. Orab and Georgetown Police Departments.

From Long Range Planning Committee:

RE: December 2017 Status Report

The Long Range Planning Committee will present the draft copy of the 2018 – 2022 Budgetary Forecast to the WPOA Board at the January 2018 Workshop. This forecast will include the 2018 – 2022 expense estimates developed by Reserve Advisers together with new WPOA items submitted by the General Manager.

The Committee assisted the General Manager in finalizing the 2018 capital budget and will integrate Board approvals into the five year Budgetary Forecast.

Project and possible project inventories are being refreshed for review with the Board and determination of any desired actions.

Two changes are being implemented in the Long Range Planning Committee: (1) Dave Patton has been named a Committee Vice-Chairperson. Dave will manage all Committee special projects or evaluations assigned by the Board. He will also be editor of the Long Range Plan narrative report. Dick Bankes will focus on the Budgetary forecasts, including the transition to the Reserve Adviser's model, and will be responsible for Committee processes and workflows. (2) In the future, the Committee will recruit volunteer member consultants on a project basis, as needed. The concept of "permanent" member consultants will be discontinued. Instead, the Committee plans to use feedback obtained from the "townhall/roundtable" type sessions to better identify member concerns and recommendations.

R.Bankes

12/09/2017

Zoning Committee Report

As of 12/1/2017

No variances were requested this month. Twenty permits were approved, including 2 residences, 11 docks, 1 garage and 1 storage building. Currently year-to-date permits for 2017 total 122.

2017 Building Permit Status

	<i>October</i>	<i>YTD</i>
Residence	2	18
Dock/boat lift	11	24
Additions	0	10
Repair/Replace	2	27
Pool	0	0
Deck	1	4
Garage	1	8
Storage	1	15
Boat Cover	1	0
Carport	0	0
Fence	1	14
TOTALS	20	122

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

Respectfully submitted,

Pete Levermore

Zoning Committee chair

WPOA Rules & Regulation Committee Report

Chair: John H. Buskey

12/05/2017

Now that all 3 volumes of the Rules & Regulations have been approved, we can turn to completing the CODE of Regulations. The Board approved several changes over the last several months which have been incorporated into the CODE. "Comments" under most changes have been updated to reflect changes. The CODE will be sent to the Board electronically on December 11.

A schedule of dates and events (see attached) has been developed to be sure that property owners have an opportunity to see the revised code and to comment on it. The CODE, showing all changes, will be posted on the web site on January 2nd. There will be a mechanism for property owners to submit on-line questions which will be addressed in public roundtables. There will be 3 Roundtables for public discussion of the CODE. One of the major purposes of the Roundtables will be to answer property owner's questions about the document and help them understand what changes have been made, and why.

The Board will review the CODE at its March workshop to determine if any changes need to be made as a result of the Roundtables and on-line comments.

The revised CODE will be sent to Property Owners for a vote on or about March 26, with a ballot return required four or five weeks later. With their ballot, each Property Owner will receive a copy of the CODE showing all changes (additions/deletions).

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When you review the CODE, please keep in mind that no document is perfect. This document contains compromises, as did all the volumes of the rules & regulations. We've done the best we can to develop a document which is fair and just and reasonably comprehensive. We may discover that additional changes are necessary, ranging from grammatical to substantive, and that's OK!

Draft Schedule for Reviewing/Voting on WPOA CODE of Regulations

Date	Time	Event	Task
Sat., Dec. 4, 2017	6:00p	WPOA Workshop	Discuss
Mon., Dec. 11, 2017		Email	Copy of B&W Code to Board
Tues., Jan. 2, 2018		Web Site	Post Copy of B&W Code on Web site; comments
Sat., Jan. 13, 2018	11:00a	Roundtable	Public discussion of CODE: Q&A/online comments
Sat., Jan 27, 2018	10:00a	Roundtable	Public discussion of CODE: Q&A/online comments
Mon, Feb. 5, 2018	6:00p	WPOA Workshop	Discussion w/ Board about Roundtables
Sat., Feb. 10, 2018	11:00a	Roundtable	Public discussion of CODE:Q&A/online comments
Mon. Mar. 5, 2018	6:00p	WPOA Workshop	Discussion w/ Board about Roundtable; Are changes in CODE required?
Sat., Mar. 10, 2018	10:00a	WPOA Board Meeting	Approve any changes to CODE
		Print 1600 cc of Rev CODE	Purchase large envelopes
Mon, Mar. 26, 2018			Mail ballots to property owners (Tent)*
Mon., April 30, 2018	4:00p		Deadline to receive ballots (Tent)*
		Count Ballots; requires 60% to approve	

*(Tent) – tentative dates; will be established by Nominations Committee Chair & Election Inspectors as process proceeds.