



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

JANUARY

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 WOMEN'S CLUB
ART CLUB
LAKE

MEMBERSHIP COMPLIMENTS AND COMMENTS:

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

Executive Session: (If required)

ADJOURN

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

12/31/2017

GENERAL OPERATING FUNDS:	12/31/2017	12/31/2016
NB&T CECKING	\$37,592.04	\$51,504.66
CHARGE CARD ACCOUNT	\$23,796.62	\$12,745.58
OPER SAVINGS/FIRST STATE BANK	\$50,746.95	\$565.33
OPER RESERVE/NB&T	\$131,975.93	\$85,786.13
LOTTERY CHECKING	\$2,509.16	\$1,973.30
TOTAL OPERATING FUNDS:	\$246,620.70	\$152,575.00

ASSESSMENTS

\$100.00 ROADS ASSESSMENT	\$83,601.25	\$90,831.78
\$60.00 LAKE ASSESSMENT	\$69,960.87	\$37,841.45
\$100.00 IMPROVEMENT ASSESSMENT	\$23,723.49	\$15,868.95
CAMPGROUND IMPROVEMENT	\$30,209.90	\$11,511.76
TOTAL	\$207,495.51	\$156,053.94

WPOA INVESTMENTS:

PEOPLES BANK	\$25,000.00	\$25,000.00
FIRST STATE BK 19722453	\$118,696.93	\$118,693.93
FIRST STATE BANK 1020301623	\$101,951.73	
FIRST STATE BANK 1012900	\$126,896.35	
PEOPLES BANK/CDARS	\$0.00	\$152,339.09
TOTAL INVESTMENTS:	\$372,545.01	\$296,033.02
TOTAL ALL ACCOUNTS:	\$826,661.22	\$604,661.96

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%

Operating Funds

December total operating income was \$54,000

December total operating expenses were \$169,000 with no unexpected expenses.

Operating fund balance at the end of December was \$247,000

Operating income for the year at the end of December was \$2,011,000. That is 107% of the plan for 2017.

Operating expense for the year at the end of December was \$1,964,000. That is 103% of the plan for 2017. Expected expense at the end of December was 100% so 3% over budget.

Allocated Assessment Funds

Income for allocated operating assessments in December was \$1,200.

Assessment account expenditures in December totaled \$62,000. Most of this cost was for the road patching and capital labor transfer for the years projects.

Balance of all allocated assessment accounts at the end of December was \$207,000.

Invested Funds

Invested Reserves at the end of October totaled \$372,545. This included an increase of \$25,000 from Campground Capital for the loan repayment.

Total cash on hand at the end of December was \$826,661.00

Year End

We met our budget goals for 2017 and will be able to increase our Operational Reserve account from \$131,000 to \$172,000.

Managers Report

The Administration has been hard at work closing out the year 2017 and has started the process for 2018 billing cycle. We expect to get the bills out the week 23rd of January. The payment is due 1 April. You can renew your cards and RFID car passes any time after you have paid your 2018 bill over the phone or in person.

Maintenance has been hard at work on their winter projects. The new floor and other upgrades in the restaurant are very near completion. They will be working a project to stop water leaks in the Recreation Center caused by condensation in the roof structure.

The lake level will remain low at least until the new ramp at the marina is completed. The plan currently is to not shut the valve until 15 February but if the work is completed early we may start bringing up the lake level a little early this year depending on weather conditions.

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-Dec 2017

Calls for Service	30	Animal Complaints	3
Arrests	0	Dog	2
Reports	2	Other	1
Citations	0	Grinder Pumps	23
Warnings	2	Squad Calls	5
Security Checks	674	Fire Runs	1

Gate Counts

RFID Front- 10036	Front Security Lane- 7012
RFID Rear Entry- 988	RFID Rear Exit- 15796

The rear RFID entrance gates have been experiencing issues due to the cold weather affecting the electronic components that control the gates. The rear RFID entry counter seems to have malfunctioned as well.

Vehicle Information

Vehicle 1191	Fuel-10.1	Miles Driven-240
Vehicle 1591	Fuel-67.2	Miles Driven-898

Other News from Security

No arrests made for the month of December, warrants were issued for two individuals in reference to a grand theft case in November. In a separate case, we took a report in reference to a vehicle that was taken without the owner's consent and was located in Bradenton, FL. No charges will be filed in the matter as it involved family members.

Ranger Amole tendered his resignation effective 12/10/2017 due to an offer of full time employment from the Aberdeen Police Department. Ranger Vires and Delgado also tendered their respective resignations during the month of December. Ranger Vires received a full-time offer of employment from UC Health as a police officer and Ranger Delgado is working part-time for Mt. Orab P.D.

Ranger McKinzie, who has served this agency in a part-time capacity since 2015, has been promoted to the vacant Security Administrator position and will hold the rank of Sergeant. Ranger McKinzie has 20 years of experience working for law enforcement agencies in Brown, Adams and Highland counties and served those agencies in various capacities. His first day of full-time employment will be 1/2/2018.

Security Officer Rios received a letter of appreciation for his extra effort and dedication by working numerous vacant shifts during the holiday season that were caused by illness, many of those shifts being 16 hours in length.

From Long Range Planning Committee:

RE: January 2018 Status Report

The Committee focused their efforts this month on the initial integration of the revenue and project expense forecasts of the Reserve Advisors consultants for the Improvement, Lake and Road assessment accounts with the forecasts prepared by the General Manager for the 2018 – 2022 period. This work included a review and agreement of the proposed 2018 capital budget. The two forecasts were reconciled and balanced such that there were no projected assessment revenue shortages for the stated planning period. The reconciliation and overall forecast process and underlying assumptions were reviewed in detail with the WPOA Board at the January 8, 2018 workshop and the report was submitted for Board review and approval by next month.

R.Bankes

1/13/2018

Lake Advisory Committee Notes for 13 Jan 2018

Our committee has managed to budget additional funds to increase our fish stocking activities for 2018. We will work with members of the Lake Committee and order various types of minnows and fish for stocking this spring.

We continue our review and drafting of boating and safety recommendations for the WPOA Board to consider implementing in the future. Due to different types of boats and the varying wishes of residents, some of the recommendations may be difficult to implement in a manner that meets all expectations.

We are continuing to address Fish Habitat studies and determine what devices work best for our lake and where these devices should be located. We don't have funds budgeted for this year's habitat activities, but will implement something for 2019.

We are monitoring the installation of the new dock at Geronimo recreation area and greatly appreciate WPOA maintenance personnel's efforts on this project.

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 12/31/2017

One variance was submitted this month, which will be reviewed at the January 13, 2018 WPOA meeting. Eight permits were approved, including 1 residence, and 7 docks. The total permits for 2017 total 130.

2017 Building Permit Status

	<i>December</i>	<i>YTD</i>
Residence	1	19
Dock/boat lift	7	32
Additions	0	10
Repair/Replace	0	27
Pool	0	0
Deck	0	4
Garage	0	8
Storage	0	15
Boat Cover	0	1
Carport	0	0
Fence	0	14
TOTALS	8	130

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

Pete Levermore
Zoning Committee chair

TO: WPOA Board of Trustees

FROM: John H. Buskey, Chair, Rules & Regulations Committee

DATE: December 28, 2017; Rev. 01-09-2018

At the December 4 Workshop there was a discussion about current procedures relating to fees paid by new members and the initiation fee as stated in the Restrictive Covenants. It was pointed out that there may be discrepancies between what the Covenants and CODE say and current office procedures. I was asked by the Board, as Chair of the Rules & Regulations Committee, to investigate the situation and come back to the Board with recommendations.

The Rules and Regulations Committee met with Paul and reviewed the Restrictive Covenants, the CODE (current and proposed) and the specific procedures that are currently used to charge fees that are only specific to new members (i.e., initiation fees). We have concluded that in some instances current procedures are not in compliance with the Code of Regulations or the Covenants. It also was noted that simply stopping the current practices that are not in compliance would result in a significant reduction in planned income for the coming year as well as into the future (see explanation below).

As a result of this financial exposure, the Committee reviewed all current processes regarding the transfer of property to new members and developed recommendations that will ensure compliance with the existing Code of Regulations and Covenants as well as maintain planned income levels.

The Committee wishes to stress the importance of timely action in this regard in order to maintain planned income at current levels as we begin the 2018 year.

The Committee recommends that the Association replace the current procedures with a new simplified procedure that has the following provisions:

- a. A set amount to be charged to new members as an initiation fee that is separate and distinct from dues, assessments and other fees.
- b. The initiation fee is to be paid by all new members when they purchase property.
- c. Removal of membership privileges for former property owners (seller) if no other Association property is owned.

In order to establish the new simplified procedure, the Committee recommends that the Board take the following actions as soon as possible:

1. Rescind Motion # 50 (passed on August 14, 1999) which provides for a waiver of the initiation fee when property is purchased in December, January or February.
2. Establish the new simplified process by resolution
3. Set the Initiation Fee amount for 2018 by motion

EXPLANATION OF INCOME LOSS

The Restrictive Covenants (Par. 8) specifically imply that the first payment a new owner makes is an initiation fee, and the next payment is due the following April 1st at which time dues and assessments are to be paid. Thus, for example, if we do not have an initiation fee, a person buying property on April 2nd would not pay anything until the following April 1st and the WPOA would not receive any income from the new member during that period. The loss of income means that the Board would have to

amend the budget for 2018 and in future years in order to account for the loss and would have to reduce expenses or increase income from another source in the budget.

UPDATE, 01-09-2018

At the WPOA Workshop on 01/08/2018, the Board discussed the proposed Resolution, and proposed motions to implement the Resolution, which will be considered for adoption at the January 13 WPOA Board meeting. It was noted that there may be amendments to the amount of the Initiation Fee and related procedures when the Initiation Fee Committee submits its report and recommendations later this year.