



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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AGENDA

FEBRUARY

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
BOOK CLUB

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**

1/31/2018

GENERAL OPERATING FUNDS:	1/31/2018	1/31/2017
OPERATING CHECKING/PEOPLES	\$50,782.56	\$59,006.34
CHARGE CARD ACCOUNT	\$17,151.74	\$28,776.53
OPER SAVINGS/FIRST STATE BANK	\$2,184.93	\$545.83
OPER RESERVE/NB&T	\$112,000.59	\$35,802.96
LOTTERY CHECKING	\$2,332.44	\$2,058.99
TOTAL OPERATING FUNDS:	\$184,452.26	\$126,190.65

ASSESSMENTS

\$100.00 ROADS ASSESSMENT	\$89,519.68	\$95,752.74
\$60.00 LAKE ASSESSMENT	\$70,700.46	\$34,520.56
\$100.00 IMPROVEMENT ASSESSMENT	\$28,823.37	\$27,945.55
CAMPGROUND IMPROVEMENT	\$30,215.71	\$11,873.55
TOTAL	\$219,259.22	\$170,092.40

WPOA INVESTMENTS:

PEOPLES BANK	\$25,000.00	\$25,000.00
FIRST STATE BK 19722453	\$118,696.93	\$118,693.93
FIRST STATE BANK 1020301623	\$102,059.35	
FIRST STATE BANK 1020897917	\$126,896.35	
PEOPLES BANK/CDARS	\$0.00	\$152,339.09
TOTAL INVESTMENTS:	\$372,652.63	\$296,033.02
TOTAL ALL ACCOUNTS:	\$776,364.11	\$592,316.07

2018 INCOME MONTH OF JANUARY	2018	2018 PLAN EXPECTED
\$85,000.00	4%	6%
 2018 INCOME MONTH OF JANUARY		
\$135,000.00	7%	8%

Operating Funds

January total operating income was \$85,000

January total operating expenses were \$135,000 this included the annual property taxes of \$16,000.

Operating fund balance at the end of January was \$184,000

Operating income for the year at the end of January was \$85,000. That is 4% of the plan for 2018. Expected income at the end of January was 6% so we are 2% under budget.

Operating expense for the year at the end of January was \$135,000. That is 7% of the plan for 2018. Expected expense at the end of January was 8% so 1% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in January was \$14,400

Assessment account expenditures in January totaled \$2,500. For dock work being done.

Balance of all allocated assessment accounts at the end of January was \$219,259.

Invested Funds

Invested Reserves at the end of January totaled \$372,652.

Total cash on hand at the end of January was \$776,364.

Lake Waynoka Security Monthly Report-Jan 2018

Calls for Service	52	Animal Complaints	8
Arrests	1	Dog	5
Reports	6	Other	3
Citations	0	Grinder Pumps	30
Warnings	5	Squad Calls	5
Security Checks	400	Fire Runs	2

Gate Counts

RFID Front- 8628	Front Security Lane- 5012
RFID Rear Entry- 9021	RFID Rear Exit- 11558

The rear RFID entrance gates still had a few problems in extreme cold weather.

Vehicle Information

Vehicle 1191	Fuel-0	Miles Driven-152
Vehicle 1591	Fuel-10.4	Miles Driven-974

Vehicle #1191 had a power steering pump and steering rack replaced under warranty. The fuel quantity numbers are off due to a new fuel pump being installed at the maintenance fuel tank.

Other News from Security

One arrest was made during the Month of January, the arrest was for a misdemeanor child support warrant. The Security Department and Ranger Division dealt with inclement weather that led to many disabled vehicle calls and 2 traffic crash reports. I'd like to extend a thank you to the Maintenance department for keeping the entry and exit gates clear and salted.

A ballistic vest purchased for former Ranger John Amole during his employment at this agency was sold to the Aberdeen Police Department for his use at that agency. The transaction was appreciated by all parties. Eli Lawrence and Kristen Gross have been hired as part-time security officers.

Chief Wallace has been participating in a county wide law enforcement education committee. Four 8-hour training days have been scheduled for 2018 and curriculum has been developed based on the most important needs of law enforcement officers in Brown County. The committee is seeking corporate sponsorship for funding training items, instructional costs and for food and beverages during the training. Dan Katt from Rumpke is the point of contact if anyone is interested.

Be watchful of fraudulent credit card accounts, financial documents and income tax paperwork as financial institutions and the IRS are seeing a spike in identity theft cases due to the security breaches of Equifax and other businesses/companies.

From: Long Range Planning Committee:

RE: February 2018 Status Report

The Committee has begun the project to adopt a thirty-year expense and planning horizon based on the 2017 study performed by the Reserve Advisors consulting company. One key purpose of such a long-term projection is to get a better feel for the adequacy of our assessments over an extended period than is possible by looking only at a shorter five-year term. Initial Committee efforts will involve the identification of requirements from the various WPOA committees, Administration and the Board, with emphasis on the resolution of any open issues or questions.

The Long Range Planning web page is being updated with a listing of current members. Website links to recent publications of the Long Range Planning Committee or other reports of note are being reviewed.

The five-year capital expense budgetary forecast for 2018 – 2022, which was presented to the Board at the January workshop, has been reviewed by the WPOA Board and accepted as final. Copies are available at the office and are also available on the WPOA website. Summaries of expenses versus revenues, with Committee comments, are included below. It is noted that the 2019 – 2022 forecast is subject to change as project scopes, cost estimates and priorities are finalized over the coming years.

Comments on Capital Assessment Account Forecast Summaries:

Capital account evaluation of the 5 year plan:

Year 2018 expenses reflect the actual WPOA approved capital budget using the current rates per member approved by the membership and Board. The years 2019 – 2022 reflect unapproved estimated expenses, which may change from year to year as cost estimates, schedules or priorities change.

Lake Assessment Account:

The WPOA Board has approved projects for 2018 Year. These projects include the rebuilding of the Geronimo docks, the renovation of the Bathhouse on the beach, the rebuilding of the boat ramp at the Marina, the annual program to dredge the lake, an allowance to repair WPOA docks and repair shoreline protection and complete necessary dam repairs.

Sub Cat	Scope	2018 5 Yr	2019 5 Yr	2020 5 Yr	2021 5 Yr	2022 5 Yr
	Income					
	Assemt per member	\$60	\$60	\$60	\$60	\$60
	Projected Equiv. Members	1608	1618	1628	1638	1648
	Revenue	\$96,480	\$97,080	\$97,680	\$98,280	\$98,880
30	Property Transfer extra Fees	\$0	\$0	\$0	\$0	\$0
	Subtotal 50,51	\$96,480	\$97,080	\$97,680	\$98,280	\$98,880
	Carryover Prior Year	\$69,961	\$30,441	\$51,521	\$48,201	\$62,481
	Total income	\$166,441	\$127,521	\$149,201	\$146,481	\$161,361
	Expense					
	New	\$136,000	\$76,000	\$101,000	\$84,000	\$103,049
	Carryover	\$30,441	\$51,521	\$48,201	\$62,481	\$58,312

Road Assessment Account:

The WPOA Board has approved projects for the 2018 year including 2-3 miles of asphalt paving, asphalt crack sealing of roads, asphalt road repair as necessary, completion of street signs and way finding signs and culvert replacement installation as necessary.

Sub Cat	Scope	2018 5 Yr	2019 5 Yr	2020 5 Yr	2021 5 Yr	2022 5 Yr
Income						
Houses	Assemt per member	\$100	\$100	\$100	\$100	\$100
Paul C 2018	Projected Equiv. Members	1608	1618	1628	1638	1648
	Revenue	\$160,800	\$161,800	\$162,800	\$163,800	\$164,800
30	Property Transfer extra Fees	\$0	\$0	\$0	\$0	\$0
10	New House Rumke Road Fee	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Subtotal 19, 20,21,22	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
	Carryover Prior Year	\$175,400	\$176,400	\$177,400	\$178,400	\$179,400
	Total income	\$83,601	\$53,876	\$70,276	\$72,676	\$91,076
	Total income	\$259,001	\$230,276	\$247,676	\$251,076	\$270,476
Total Expense						
	New	\$205,125	\$160,000	\$175,000	\$160,000	\$175,000
	Carryover	\$53,876	\$70,276	\$72,676	\$91,076	\$95,476

Capital Assessment Account:

The WPOA has approved projects for the 2018 year including renovation of the WPOA phone system, upgrade of the equipment at the Rec Center, replacement of new pool filters, repair of the tennis court and the addition of 4 pickle ball courts, a new truck, replacement of one third of the pool furniture and the expansion and renovation of the security building

Part 2	Scope	2018 5 Yr	2019 5 Yr	2020 5 Yr	2021 5 Yr	2022 5 Yr
Security, Admin Bldg, Lodge/Restr., Bar Lounge Elements	Part 1 Expenses	\$33,000	\$0	\$67,180	\$20,000	\$92,903
Rec Center, Outdoor Pool, Maint. Facil. & Eq., Vehicles	Part 2 Expenses	\$98,500	\$129,897	\$169,463	\$65,589	\$30,852
	Part 1&2	\$131,500	\$129,897	\$236,643	\$85,589	\$123,755
Income- Improvement						
	Assemt per member	\$100	\$100	\$100	\$100	\$100
	Projected Equiv. Members	1608	1618	1628	1638	1648
	Revenue	\$160,800	\$161,800	\$162,800	\$163,800	\$164,800
30	Property Transfer extra Fees	\$0	\$0	\$0	\$0	\$0
	Subtotal 54+55	\$160,800	\$161,800	\$162,800	\$163,800	\$164,800
	Carryover Prior Year	\$23,723	\$53,023	\$84,926	\$11,083	\$89,294
	Total income	\$184,523	\$214,823	\$247,726	\$174,883	\$254,094
Total Expense Improvement						
	New	\$131,500	\$129,897	\$236,643	\$85,589	\$123,755
	Carryover	\$53,023	\$84,926	\$11,083	\$89,294	\$130,339

Zoning Committee Report

As of 01/31/2018

No variances were submitted this month. Thirteen permits were approved, including 3 new residences, and 8 docks, 1 garage and one storage building. Being this is the first month of 2018 the total permits for 2018 is the same - 13.

2018 Building Permit Status

	<i>December</i>	<i>YTD</i>
Residence	3	3
Dock/boat lift	8	8
Additions	0	0
Repair/Replace	0	0
Pool	0	0
Deck	0	0
Garage	1	1
Storage	1	1
Boat Cover	0	0
Carport	0	0
Fence	0	0
TOTALS	13	13

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

Pete Levermore
Zoning Committee chair

Rules and Regulations Committee Report

Board Meeting: 02/10/2018

From: John Buskey, Chair

Information about the Rules & Regulations Committee (authority, responsibility, work, members) has been posted to www.lakewaynoka.com as requested at the last meeting. There is a link to the page under "News & Notices."

The revised CODE of Regulations dated 12-06-2017 was distributed to the Board in January and discussed briefly at the Workshop on February 5th. The Board will consider a motion on February 10th to approve the CODE for review by property owners. The Revised CODE includes all changes approved by the BOARD since the public vote in August 2016; some of those changes were reviewed by Mr. Jolley.

If approved for review, the CODE will be posted at www.lakewaynoka.com under "Rules and Regulations," and a link will be provided in the "News & Notices" section. On the CODE title page are instructions on how to submit comments or questions to the Rules & Regulations Committee for discussion at the public Roundtables in March and April. At this time there is one pending minor change to the CODE; other proposals may arise as the Initiation Fee process moves forward.

Draft Schedule for Reviewing/Voting on WPOA CODE of Regulations

Date	Time	Event	Task
January 26, 2018		Email	Copy of B&W Code to President Redick for TXFR to Board
Mon., Feb 5, 2018	6:00p	WPOA Workshop	Discuss CODE
Sat., Feb 10, 2018	10:00a	WPOA Board Meeting	Approve CODE for review by Property owners
Mon., Feb 12 2018			Post copy of B&W CODE to Web Site; comments;
			Print some copies of Rev. CODE at Office
Sat., March 17, 2018	10:00a	ROUNDTABLE	Public discussion of CODE: Q&A/online comments
Mon., April 9, 2018	6:00p	WPOA Workshop	Discussion of first Roundtable
Sat., April 14, 2018	11:00a	ROUNDTABLE	Public discussion of CODE: Q&A/online comments
Sat., April 28, 2018	10:00a	ROUNDTABLE	Public discussion of CODE:Q&A/online comments
Mon. May 7, 2018	6:00p	WPOA Workshop or Special Board Meeting prior to May 7	Discussion w/ Board about results from Roundtables; Are changes in CODE required?
		Convene R&R Committee if changes desired	Develop changes
		Review changes with Attorney if needed	
Date TBD		WPOA Board Meeting	Approve any changes to CODE

		Print 1600 cc of Rev CODE	Purchase large envelopes
TBD			Mail ballots to property owners (Date TBD)
TBD			Deadline to receive ballots (Date TBD 4 wks after mailing)
TBD		Count Ballots; requires 60% to approve	

01/28/2018

*TBD – dates will be established by Nominations Committee Chair & Election Inspectors as process proceeds.