



WAYNOKA PROPERTY OWNERS ASSOCIATION

1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
FAX: 937-446-3253

AGENDA JANUARY 9, 2021

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES REVIEW

PRESIDENT COMMENTS

DREDGING ZOOM REPORT

There will be another Dredging Report Zoom/Webinar on Feb 4, from 2-3 o'clock. Details will be in the newsletter.

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
WD50's

MEMBERSHIP COMPLIMENTS AND COMMENTS:

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

Executive Session: (If required)

ADJOURN

CURRENT BOARD MEMBERS

Charlie BeardPresident
Jenny Ellis Vice President
Ken Crank.....Secretary
Vern Taylor..... .Treasurer
Prescilla Redick.....Member at Large
Pat Raleigh
Betty Purdin
Todd Holt
Stephen Vonwhalde

Treasurer Report Month Ending December 2020

Operating Funds

December total operating income was \$82,000.00.

December total operating expenses were \$150,000.00 with no unexpected expenses.

Operating fund balance at the end of December was \$708,780.39

Operating income for the year at the end of December was \$2,135,000.00. That is 98% of the plan for 2020. Expected income at the end of December was 100% so we are 2% under budget.

Operating expense for the year at the end of December was \$1,977,000.00. That is 92% of the plan for 2020. Expected expense at the end of December was 100% so we are 8% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in December were \$8,000.00

Assessment account expenditures in December totaled \$23,000.00.

Balance of all allocated assessment accounts at the end of December were \$401,984.84

Invested Funds

Invested Reserves at the end of December totaled \$508,992.24

Total cash on hand at the end of December was \$1,619,757.47

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

12/31/2020

GENERAL OPERATING FUNDS:	12/31/2020	12/31/2019
OPERATING CHECKING/PEOPLES	\$108,259.25	\$30,781.13
CHARGE CARD ACCOUNT	\$22,852.83	\$42,216.38
OPER SAVINGS/FIRST STATE BANK	\$359,048.36	\$58,719.89
RESERVE OPERATING/FIRST STATE BANK	\$214,351.04	\$181,955.11
LOTTERY CHECKING	\$4,268.91	\$2,095.88
TOTAL OPERATING FUNDS:	\$708,780.39	\$315,768.39

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$193,072.48	\$68,156.31
\$70.00 LAKE ASSESSMENT	\$26,196.43	\$20,626.39
\$110.00 IMPROVEMENT ASSESSMENT	\$131,297.35	\$137,449.70
CAMPGROUND IMPROVEMENT	\$49,250.21	\$14,518.66
***** LEGAL FEES/1 YEAR ASSESSMENT ***	\$2,168.37	\$0.00
TOTAL	\$401,984.84	\$240,751.06

WPOA INVESTMENTS:

* FIRST STATE BANK 1022098787	\$169,990.52	\$144,990.52
FIRST STATE BANK #1022700614	\$132,720.95	\$130,111.48
FIRST STATE BANK #10213359878	\$153,976.13	\$153,976.13
FIRST STATE BANK #700700590	\$52,304.64	\$50,251.02
PEOPLES BANK/CDARS	\$0.00	\$0.00
TOTAL INVESTMENTS:	\$508,992.24	\$479,329.15
TOTAL ALL ACCOUNTS:	\$1,619,757.47	\$1,035,848.60

2020 INCOME END OF DECEMBER	2020	2020 PLAN EXPECTED
\$2,135,000.00	98%	100%
2020 EXPENSES END OF DECEMBER		
\$1,977,000.00	92%	100%

Managers' Report

WRWSD has completed its first draining of the lagoon but we are leaving the lake valve open until around the 15th of February. We have to close it at that time to allow the lake time to refill before draining the lagoon again in April. We are hoping to take the lake down about 5 to 7 feet depending on the weather this winter.

In mid-January inspections will take place on the spillway. This will require digging inspection holes and concrete bore samples taken. The engineers will then give the board recommendation on maintenance to be done to extend the life of the 50 year old spillway.

There has been a new storage building placed behind the administration building. We are clearing out a storage room in the administration building and converting it into an office space for our police department. This building will be used for storage for the security department as well.

Maintenance has been dressing up all the gravel area's in the recreation area's around the lake along with cleaning brush and trees from ditches. They have also replaced a culvert at Little Chief and erosion control on the shoreline.

At the time I am writing this Brown County has the 5th highest rate of spread in the state. Because of this uptick in COVID 19 spread and constantly changing rules please watch the Web Site and Facebook for updates concerning WPOA sponsored and club sponsored events. If these events change, or are canceled this is where we will make those announcements. We are in constant contact with the Brown County Health Department for updates on what we can and cannot do.

Lake Waynoka Police/Security Monthly Report December 2020

Calls for Service	34	Animal Complaints	4
Arrests	1	Dog	2
Reports	7	Other (Beaver/Fowl)	2
Citations	0	Grinder Pumps	16
Warnings	10	Squad Calls	7
Security Checks	346	Fire Runs	2

RFID Front- 10,036	Front Security Lane- 8,758
RFID Rear Entry- Not Working	RFID Rear Exit- 18,659

Vehicle 1191	Fuel-14.7	Miles Driven-218
Vehicle 1591	Fuel-35.9	Miles Driven-591
Vehicle 1592	Fuel- 22.8	Miles Driven-231
Vehicle 2091	Fuel-74.9	Miles Driven-1057

Other News from Police/Security

During the Month of December, on 12-2-2020, officers were dispatched to a residence about a trespassing complaint, during the investigation, one individual chose to lie to officers about his identity. When confronted, he confessed his real identity and was subsequently charged with obstruction of official business.

Officers received several dispatches concerning well-being checks for sick or elderly individuals. All were located and found to be ok.

The Lake Waynoka Police and Security Department would like to remind everyone that Vacant House Checks can be done year-round, please visit the Administration Office to fill out a form if you are interested. Checks cost \$5 per check per day. During a check, officers will walk around residences to check doors and windows to see if they are secure. Checks are also done at random times to ensure no patrol patterns can be recognized.

A special thank you to all the individuals who dropped off baked goods and sweets to our office during the Holiday Season! We certainly enjoyed them!

Zoning Committee Report

As of 12/31/2020

Some variances for dock boat slip digouts were submitted in late December. They will be presented in the January 2021. Below is a breakdown of the permits for the end of December, with year ending totals.

Please note, with regard to the new residence permits, this means that over the last 12 months lot owners have invested an estimated \$6,800,000 in new homes at Lake Waynoka.

2020 Building/Zoning Permit Status

	<i>Dec</i>	<i>YTD</i>
Residence	3	34
Dock/boat lift	0	20
Additions	0	6
Repair/Replace	1	30
Pool	0	2
Deck	2	13
Garage	0	11
Storage	2	17
Boat Cover	0	0
Carport	0	0
Fence	0	14
Misc	0	1
TOTALS	10	148

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

Respectfully submitted,

Pete Levermore

Zoning Committee chair