



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

AGENDA
April 13, 2024

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES REVIEW

PRESIDENT COMMENTS:

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
- CAMPGROUND
- ELECTIONS INSPECTORS/NOMINATING CHAIRMAN

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

- CIVIC CLUB
- WATER SPORTS CLUB
- SHAWNEE WOMEN'S CLUB
- ART CLUB
- LAKE

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

- Jenny Ellis..... President
- Vernon Taylor.....Vice President
- Ken Crank.....Secretary
- John Barton.....Treasurer
- Pat Raleigh.....Member at Large
- Sean Moore
- Jim Marck
- Sue Eads
- Rob Bynum

Treasurer Report Month Ending March 2024

Operating Funds

March total operating income was \$850,000.00

March total operating expenses were \$209,000.00 with no unexpected expenses.

Operating fund balance at the end of March was \$1,323,892.48

Operating income for the year at the end of March was \$1,353,000.00. That is 46% of the plan for 2024. Expected income at the end of March was 49% so 3% under budget.

Operating expense for the year at the end of March was \$631,000.00. That is 21% of the plan for 2024. Expected expense at the end of March was 21% so right on budget.

Allocated Assessment Funds

Income for allocated operating assessments in March was \$413,000.00

Assessment account expenditures in March totaled \$49,000.00 for the playground at the campground and new equipment in the recreation center.

Balance of all allocated assessment accounts at the end of March were \$1,320,012.33

Invested Funds

Invested Reserves at the end of March totaled \$525,742.75

Total cash on hand at the end of March was \$3,169,647.56

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

GENERAL OPERATING FUNDS:	3/31/2024	3/31/2023
OPERATING CHECKING/PEOPLES	\$278,061.75	\$179,941.06
CHARGE CARD ACCOUNT	\$203,596.08	\$403,309.09
OPER SAVINGS/FIRST STATE BANK	\$400,649.88	\$2,904.75
RESERVE OPERATING/FIRST STATE BANK	\$435,422.83	\$428,895.40
LOTTERY CHECKING	\$6,161.94	\$1,170.00
TOTAL OPERATING FUNDS:	\$1,323,892.48	\$1,016,220.30
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$834,456.72	\$771,831.57
\$115.00 LAKE ASSESSMENT	\$144,189.21	\$126,331.25
\$115.00 IMPROVEMENT ASSESSMENT	\$336,841.20	\$448,572.07
CAMPGROUND IMPROVEMENT	\$4,525.20	\$86,975.54
TOTAL	\$1,320,012.33	\$1,433,710.43
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$180,085.52	\$174,504.80
Peoples CD	\$137,483.78	\$134,545.35
1ST STATE CDARS #700700590	\$53,066.02	\$53,066.02
1ST STATE CDARS #700700838	\$155,107.43	\$154,437.47
TOTAL INVESTMENTS:	\$525,742.75	\$516,553.64
TOTAL ALL ACCOUNTS:	\$3,169,647.56	\$2,966,484.37

2024 INCOME END OF MARCH	2024	2024 EXPECTED
\$1,353,000.00	46%	49%
2024 EXPENCE END OF MARCH		
\$631,000.00	21%	21%

Managers' Report

The new playground in the campground has been completed. It was installed during a really rainy period so we still have some landscaping to do around it but it looks great. I have seen lots of kids back there taking advantage of this wonderful addition. Please keep in mind this is designed for kids 2 to 12. I would also like to welcome back our campers and looking forward to another wonderful camping season.

Lake Royal from North Carolina came for a visit April 4th and 5th to take a look at our operation and get ideas for their association. Myself, several of the staff, board members and committee volunteers spent hours with them discussing operations and finance. I have attached the letter of thanks that we received from their board of directors.

The spring OLCA meeting will be held at Cinnamon Lake on May 8th and 9th. These are great opportunities for lake managers and board members to get together and share information and ideas on shared issues to make all of member lakes better.

The main valve on the lake was opened the first week in April for the spring draining of the lagoon. We expect to close that valve sometime between the 15th and the 19th of April. Due to the rain we have had it doesn't appear the lake will drop much at all this year.

Lodge foundation and plumbing inspections are underway and we are awaiting results of those inspections. The preliminary report on the plumbing is better than expected most of the issues are in areas that should not require digging up the floor of the lodge to get to for repair.

Keep an eye on the calendar in the newsletter, website and Facebook pages for all the fun events planned for this season from our events coordinator and our great clubs and volunteers.

Dear Paul Cahall, General Manager, and Esteemed POA Directors of Lake Waynoka,

I hope this message finds you well. On behalf of the Lake Royale POA Board of Directors, I want to express our sincere gratitude for the warm reception and enlightening visit we experienced at Lake Waynoka on April 4-5, 2024.

Our visit was informative and enjoyable, thanks to the hospitality extended to us by you, Paul, and the entire team at Lake Waynoka. From the moment we arrived, we were greeted with genuine warmth and enthusiasm, setting the tone for a memorable experience.

The tour of Lake Waynoka's community was truly eye-opening. We appreciated the opportunity to explore various aspects of your operations, including the maintenance and IT departments, marina, restaurant, lounge, fitness center, dredging equipment, and other essential facilities and equipment. Each stop along the way provided valuable insights into your management practices and the dedication of your team to maintaining a high standard of service and excellence.

Moreover, sharing your accounting practices was invaluable to us as we strive to enhance our financial management strategies at Lake Royale. Your transparency and willingness to exchange knowledge were deeply appreciated and will benefit our community in the long run.

The lunch provided by Angie's was not only delicious but also allowed us to engage in meaningful discussions and foster closer connections. The camaraderie and fellowship shared during our time together further underscored the spirit of cooperation and mutual support that defines our respective associations.

As we returned to Lake Royale, we did so with a wealth of knowledge and inspiration gained from our visit to Lake Waynoka. We are genuinely grateful for the generosity of your time, resources, and expertise, which made our visit a resounding success.

In closing, please accept our heartfelt thanks once again for your hospitality and for being such gracious hosts. We look forward to continued collaboration and possibly reciprocating your kindness.

Warmest regards,

Lake Royale POA Board of Directors

Noreen Gordon
Director (Multi-Use)
Board of Directors
Lake Royale Property Owners Association

Lake Waynoka Police & Front Gate: Monthly Report

March 2024

Calls for Service	44	Animal Complaints	5
Arrests	0	Grinder Pumps	7
Reports	19	Squad Calls	16
Citations	2	Fire Runs	3
Warnings	10	Livewell Checks	7
Security Checks	91		

Gate Counts

RFID Front- 14,505	Front Guest Lane- 9,824
RFID Rear Entry- 17,423	Rear Exit- 20,280

Vehicle Information

Vehicle 1391	Fuel- 74.9 gal	Miles Driven-903
Vehicle 1591	Fuel- 88.4 gal	Miles Driven-1,073
Vehicle 2091	Fuel- 86.8 gal	Miles Driven- 1,404.3

Zoning/Building Committee Report

As of 3/31/2024

Below is a breakdown of the permits for March.

2024 Zoning/Building Permit Status

	<i>Mar</i>	<i>YTD</i>
Residence	1	6
Dock/boat lift	2	19
Additions	1	1
Repair/Replace	2	5
Pool	0	0
Deck	1	1
Garage	2	2
Storage	0	2
Boat Cover	0	0
Carport	0	0
Fence	2	2
Misc	1	1
TOTALS	12	39

Reminder to property owners: Per the WPOA Restrictive Covenants and the Rules and Regulations, volume 2, a permit is required for various kinds of work to be performed on your property. Permits can be picked up at the office. To better understand the permit requirements you can either call the office and/or go to the Lake Waynoka website, click on Documents, then WPOA Rules and Regs, Vol 2.

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair