



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

AGENDA
April 12, 2025

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

COMMUNITY SUGGESTIONS:

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

- Vernon Taylor..... President
- Sue Eads.....Vice President
- Sean Moore.....Secretary
- Chris Lane.....Treasurer
- Pat Raleigh.....Member at Large
- Rob Bynum
- Nancee Klein
- Jim Marck
- Charles Miller

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

GENERAL OPERATING FUNDS:	3/31/2025	3/31/2024
OPERATING CHECKING/PEOPLES	\$700,883.82	\$274,579.85
CHARGE CARD ACCOUNT	\$418,765.29	\$203,596.18
OPER SAVINGS/FIRST STATE BANK	\$825.30	\$400,630.38
RESERVE OPERATING/FIRST STATE BANK	\$161,105.65	\$435,442.83
LOTTERY CHECKING	\$3,823.94	\$5,055.61
TOTAL OPERATING FUNDS:	\$1,285,404.00	\$1,319,304.85
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$256,824.91	\$943,316.46
\$130.00 LAKE ASSESSMENT	\$235,171.10	\$189,349.64
\$115.00 IMPROVEMENT ASSESSMENT	\$398,131.69	\$336,841.20
CAMPGROUND IMPROVEMENT	\$123,728.37	\$4,545.20
TOTAL	\$1,013,856.07	\$1,474,052.50
WPOA INVESTMENTS:		
* 1ST STATE CDARS #102667909	\$185,862.24	\$180,085.52
Peoples CD	\$137,483.78	\$137,483.78
1ST STATE CDARS #700700590	\$53,913.04	\$53,066.02
1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:	\$532,366.49	\$525,742.75
TOTAL ALL ACCOUNTS:	\$2,831,626.56	\$3,319,100.10

2025 INCOME END OF March	2025	2025 EXPECTED
\$1,473,586.17	45%	47%
2025 EXPENSE END OF March		
\$644,328.62	20%	21%

Treasurer Report Month Ending March 2025

Operating Funds

March's total operating income was \$930,702.50.

March's total operating expenses were \$189,547.39, with no unexpected costs.

The operating fund balance at the end of March was \$1,285,404.00

Operating income for the year at the end of March was \$1,473,586.17. That is 45% of the plan for 2025. The expected income was 47% at the end of March, so 2% was under budget.

At the end of March, operating expenses for the year were \$644,328.62. That is 20% of the plan for 2025. The expected expense at the end of March was 21%, so 1% under budget.

Allocated Assessment Funds

The income for allocated operating assessments in March was \$443,048.91.

Assessment account expenditures in March totaled \$22,574.02. This includes purchasing a new valve for the lower lake valve and Campground expenditures to prepare for the 2025 season.

The balance of all allocated assessment accounts at the end of March was \$1,013,856.07.

Invested Funds

Invested Reserves at the end of March totaled \$532,366.49.

Total cash on hand at the end of March was \$2,831,626.56.

Lake Waynoka

Waynoka Property Owners Association,
Inc.



General Manager's Report - April 7, 2025

Lake Management:

On April 1, we opened the lake valve as part of our annual water management process. Due to recent rainfall and higher-than-expected lake levels, we did not need to open the valve completely. The plan is to keep the valve open while we continue to drain the lagoon, with the expectation to close it during the week of April 14, weather permitting.

The heavy rains last week created some temporary concern, as water levels rose significantly in the emergency spillway area. At one point, the water approached Waynoka Drive, prompting us to prepare for a potential road closure. Fortunately, the rainfall subsided in time, and water levels have since begun to recede. Given this was my first experience with spillway cresting, I reached out to ODNR to clarify our reporting responsibilities during such events.

General Manager Meeting:

We held another General Manager Meeting this past Monday, and it was very well attended. It was great to see so many new faces, and as always, it's a pleasure to meet and hear from each of you.

During the meeting, several concerns were raised, particularly regarding contractors and the disruption they are causing. Issues included illegal parking on the roadways and property damage caused by construction vehicles and activities.

In response, I will be sending a formal letter to the primary contractors who perform work within the Lake Waynoka community. The letter will serve as a reminder of their responsibilities, which include:

- No parking on roadways except when actively unloading.
- Immediate cleanup of any mud, rocks, or construction debris left on roads.

To better address these concerns, we ask that all contractor-related issues be reported directly to the main office at 937.446.3232. This will allow us to respond quickly and appropriately. Please remember, we are a community of members—for the members—not for the convenience of contractors. The damage we've seen to roads and common property is not acceptable and must be addressed.

Campground Update:

The campgrounds officially opened for the season, and I attended the first Campground meeting on Saturday, April 5. Campground residents asked that I remind the community that the playground just outside the campground entrance is a community park, open to all residents. This includes the basketball and volleyball courts as well as the pavilion.

Lake Waynoka

Waynoka Property Owners Association,
Inc.



Looking ahead, the campground will host a “Meet the General Manager” event during their next meeting on May 3. I encourage all residents to attend and take the opportunity to engage with your community and ask questions.

There are still some vacant lots available in the campground. If you're interested in camping this season, please reach out to Donita for more information.

Marina Lease:

The marina lease agreement has officially been signed. Mr. Napier signed the lease without any amendments, and the agreement will be in effect for one year at \$1,000.00 per month. I understand there were concerns about whether this lease would be finalized in time to ensure proper coverage at the marina for the upcoming season. I'm happy to report that the agreement is in place and we are moving forward.

Thank you,

A handwritten signature in black ink, appearing to read "Todd Wilkin".

Todd Wilkin

General Manager

Lake Waynoka Police & Front Gate: Monthly Report

March 2025

Calls for Service	48	Animal Complaints	13
Arrests	0	Grinder Pumps	10
Reports	39	Squad Calls	13
Citations	11	Fire Runs	3
Warnings	19	Livewell Checks	8
Security Checks	52		

Call for Service Breakdown of Main Access Areas (Excluding Parking Lot Area)

Campground	0	Rec. Center	0
Lounge	2	Lodge	1

Gate Counts

RFID Front- 16,368	Front Guest Lane- 9,895
RFID Rear Entry- N/A	Rear Exit- 19,387

Vehicle Information

Vehicle 1391	Fuel- 73.6 gal	Miles Driven-960.0
Vehicle 1591	Fuel- N/A	Miles Driven-N/A
Vehicle 2091	Fuel- 82.1 gal	Miles Driven-832.2
Vehicle 1191	Fuel – 14 gal	Miles Driven-N/A

Reminder: Per Ohio Revised Code section 1503.18, the burn ban went into effect March 1, 2025, and remains in effect through the end of May. Burning is prohibited across the state from 6:00am-6:00pm in unincorporated areas. Signs advising of the burn ban have been posted at the front and back gate entrances. Members who plan to burn during permitted hours are to call and report the activity to security prior to any burning. For more information, please visit <http://ohiodnr.gov/>

Zoning/Building Committee Report

As of 3/31/2025

Below is a breakdown of the permits for March.

2025 Zoning/Building Permit Status

	<i>Mar</i>	<i>YTD</i>
Residence	6	20
Dock/boat lift	0	12
Additions	1	1
Repair/Replace	0	1
Pool	1	1
Deck	2	2
Garage	0	1
Storage	1	3
Boat Cover	0	1
Carport	0	0
Fence	2	3
Misc	0	0
TOTALS	13	45

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.

Pete Levermore
Zoning/Building Committee chair