



WAYNOKA PROPERTY OWNERS ASSOCIATION

**1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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**AGENDA
April 9, 2022**

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
- 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
- Pat Raleigh.....Member at Large
- Betty Purdin
- Todd Holt
- John Barton
- Sean Moore

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

3/31/2022

GENERAL OPERATING FUNDS:	3/31/2022	3/31/2021
OPERATING CHECKING/PEOPLES	\$188,236.40	\$214,905.23
CHARGE CARD ACCOUNT	\$187,185.53	\$73,651.59
OPER SAVINGS/FIRST STATE BANK	\$302,688.59	\$250,693.16
RESERVE OPERATING/FIRST STATE BANK	\$572,851.04	\$614,351.04
LOTTERY CHECKING	\$2,314.48	\$3,647.93
TOTAL OPERATING FUNDS:	\$1,253,276.04	\$1,157,248.95

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$570,551.66	\$438,228.80
\$70.00 LAKE ASSESSMENT	\$156,858.69	\$111,756.05
\$110.00 IMPROVEMENT ASSESSMENT	\$423,612.08	\$256,762.53
CAMPGROUND IMPROVEMENT	\$72,862.76	\$49,061.09
TOTAL	\$1,223,885.19	\$855,808.47

WPOA INVESTMENTS:

* 1ST STATE CDARS #1024534762	\$173,474.63	\$173,474.63
1ST STATE CDARS #1024986639	\$134,297.36	\$133,370.60
1ST STATE CDARS #700700838	\$206,449.70	\$52,473.57
1ST STATE CDARS #700700590	\$52,473.57	\$0.00
PEOPLES BANK/CDARS	\$0.00	\$0.00
TOTAL INVESTMENTS:	\$566,695.26	\$513,294.93
TOTAL ALL ACCOUNTS:	\$3,043,856.49	\$2,526,352.35

	2022	2022 PLAN EXPECTED
2022 INCOME END OF MARCH	49%	49%
\$1,251,000.00		
2022 EXPENSE END OF MARCH	23%	22%
\$574,000.00		

Lake Waynoka Security/Police Monthly Report – March 2022

Calls for Service	96	Animal Complaints	16
Arrests	0	Dog	14
Reports	25	Other (Beaver/Fowl)	2
Citations	2	Grinder Pumps	28
Warnings	15	Squad Calls	8
Security Checks	138	Fire Runs	3

Gate Counts

RFID Front- 16,436	Front Security Lane- 9,762
RFID Rear Entry- 15,794	RFID Rear Exit- 18,422

Vehicle Information

Vehicle 1391	Fuel-59.8 gal	Miles Driven-1,020
Vehicle 1591	Fuel-65.6 gal	Miles Driven- 1,008.6
Vehicle 2091	Fuel-79.3 gal	Miles Driven-1,113.4

Marine Patrol – N/A

Other News from Police/Security

The Police Department saw an increase in calls to service to domestic situations and neighbor disputes, as well as well-being checks.

Animals at large calls also saw an increase during the month of March.

Multiple felony investigations were conducted during the month. One was found by officers to be numerous counts of theft by deception, with at least 10 other victims, which spanned over multiple counties. Officers were able to identify the two individuals (one using a false name). In an effort to tie all the cases together, the Police Department worked with the Brown County Sheriff's Office and Prosecutor's Office on felony charges.

Zoning/Building Committee Report

As of 3/31/2022

Below is a breakdown of the permits for March.

	2022 Zoning/Building Permit Status	
	<i>Mar</i>	<i>YTD</i>
Residence	8	16
Dock/boat lift	2	10
Additions	0	1
Repair/Replace	2	5
Pool	2	2
Deck	2	4
Garage	1	2
Storage	2	4
Boat Cover	0	0
Carport	0	0
Fence	2	2
Misc	0	0
TOTALS	21	46

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

Managers' Report

We have received and accepted a bid for the repairs to the spillway. Contracts are being drawn up and schedules for the work are being determined. The work should be completed sometime this summer and will not require a lowering of the lake. There may be limited road closers and we will try and keep you apprised of those closures.

A bid has been accepted for the repair work on the outside of the lodge and work should start this spring sometime.

Dock rental lottery drawing happened at 8:00 am on April 1st outside the administration building. I believe it went very smoothly and the only change I see for next year is we would like to do the drawing and dock slip assignment in the lodge. Weather the first of April can be very unpredictable and that would get us all out of it.

We will start releasing the grass carp this month all around the lake and hope to have all 400 in by the end of the month. We have to wait for the water to be above 50 degrees consistently before we can put them in.

We are in the process of trying an upgrade to the rec area bathrooms. The first one is at Little Turtle and if it turns out well, we will start the upgrade on the other 3 rec areas.

The spring draining of the lagoon was started on 4 April and should go for about 2 weeks. We don't expect the lake to go down more than 2 feet and that would be with little to no rain during the draining period. We should be back to full pool by 1 May.

New tables and chairs have been delivered and put together for the Lounge.

The new members section on the web site is now live and I encourage all members to register so they can start using its capabilities. You will have the following capabilities at the member log in:

See your WPOA account.

Pay your dues, assessments and water bills.

Renew your guest cards, authorize guest new cards and turn off guest cards.

Leave guest passes at for the front gate weeks in advance of your guest arrival. You will also be able to see when your guest come through the gate.

Treasurer Report Month Ending March 2022

Operating Funds

March total operating income was \$794,000.00.

March total operating expenses were \$190,000.00 with no unexpected expenses.

Operating fund balance at the end of March was \$1,253,276.04

Operating income for the year at the end of March was \$1,251,000.00. That is 49% of the plan for 2022. Expected income at the end of March was 49% so right on budget.

Operating expense for the year at the end of March was \$574,000.00. That is 23% of the plan for 2022. Expected expense at the end of March was 22% so 1% over budget.

Allocated Assessment Funds

Income for allocated operating assessments in March were \$390,000.00

Assessment account expenditures in March totaled \$8,000.00 for engineering on the dam repair and tree work in the campground.

Balance of all allocated assessment accounts at the end of March were \$1,223,885.19

Invested Funds

Invested Reserves at the end of March totaled \$566,695.26

Total cash on hand at the end of March was \$3,043,856.49

March Lake Waynoka Art Club Report

From: Joanne Edwards, President (513) 582-8489 Prepared April 6, 2022

Sandy Beard, Vice President, Vicki Nimmo, Treasurer, Julie Wagner, Secretary, Judy Levermore, Member at Large

The Art Club's monthly meeting is the First Monday of every month from 10:00 a.m.–12:00 p.m., September – May. Please contact Joanne before guest attending. We will be having a half hour meeting then a different Art Activity from 10:30 to 12:00. Our next meeting will be May 2nd. We will be creating Mosaic/Hombre Jars. This will be our last meeting before our summer break.

Our March 19th Uncorked on Canvas was a great success! Thank you to all for helping out! Our next Uncorked on Canvas will be in November, 2022.

We are currently planning our Arbor Day Celebration on Friday and Saturday, April 29th and 30th in Destination Park. This will be the start of our Lake Waynoka Destination Park Arboretum, beginning to name existing and planting new trees on Friday beginning at 3:00 p.m. The Bombshells of Cincinnati will be yarn bombing the trees on the 30th, from 10:00 a.m. – 6:00. There will be a food truck for lunch, live music, art to purchase, and a wine and cheese sit and stitch event at 4:00 p.m. Mark your calendars for these free events. Donations are very welcome! In the event of heavy rain, we will have the celebration on Sunday, May 1st.

LRPC Annual Letter to the WPOA Board

- **Purpose: Develop a process to ensure that the WPOA is compliant with Ohio Law 5312. The community will spend no more than the revenue they generate.**
- The **annual letter**, a requirement of the WPOA charter defines this compliance and was submitted in January and April of the current year.
- A review to **create an awareness** of issues that the WPOA board, LRPC and GM need to consider when developing capital assessment fees for future revenue to support expenditure needs and challenges.
- **Challenges** to improve the quality of the community include:
 - In 2021-2022, issues included extreme inflation, dam repairs, rec center repairs and lake dredging.
 - In 2023-2026, the lodge, restaurant and lounge will require close review because the buildings are in obvious need of repair. The lodge and lounge buildings have outgrown the population increase over the last 45 years. Due consideration of changes to those buildings are needed in 2023 to plan for remodeling changes in 2024-25.
 - In 2027, the east end of the lake requires hydraulic dredging.
 - In 2029-30, key facilities such as the tennis court areas require attention.
- Capital assessment fees to support these challenges have been developed and scrutinized by the WPOA Board to ensure compliance.
- These capital assessments embrace the need to support our home and property values and attract new WPOA members.
- Details of these challenges are documented in the LRPC Letter to the Board and **published in the newsletter and Lake Waynoka website.**

Respectfully submitted,

Terry Borgman , LRPC Chair , John Barton Liaison Trustee