



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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AGENDA
April 8, 2023

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
- CAMPGROUND

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
- CHAPEL
- 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..... Vice President
- Ken Crank.....Secretary
- Vern Taylor.....Treasurer
- Pat Raleigh.....Member at Large
- Todd Holt
- John Barton
- Sean Moore
- Jim Marck

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

GENERAL OPERATING FUNDS:	3/31/2023	3/31/2022
OPERATING CHECKING/PEOPLES	\$179,941.06	\$188,236.40
CHARGE CARD ACCOUNT	\$403,309.09	\$187,185.53
OPER SAVINGS/FIRST STATE BANK	\$2,904.75	\$302,688.59
RESERVE OPERATING/FIRST STATE BANK	\$428,895.40	\$572,851.04
LOTTERY CHECKING	\$1,170.00	\$2,314.48
TOTAL OPERATING FUNDS:	\$1,016,220.30	\$1,253,276.04
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$771,831.57	\$570,551.66
\$115.00 LAKE ASSESSMENT	\$126,331.25	\$156,858.69
\$115.00 IMPROVEMENT ASSESSMENT	\$448,572.07	\$423,612.08
CAMPGROUND IMPROVEMENT	\$86,975.54	\$72,862.76
TOTAL	\$1,433,710.43	\$1,223,885.19
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$174,504.80	\$173,474.63
1ST STATE CDARS #1024986639	\$134,545.35	\$134,297.36
1ST STATE CDARS #700700590	\$53,066.02	\$52,473.57
1ST STATE CDARS #700700838	\$154,437.47	\$153,976.13
TOTAL INVESTMENTS:	\$516,553.64	\$514,221.69
TOTAL ALL ACCOUNTS:	\$2,966,484.37	\$2,991,382.92

2023 INCOME OF MARCH	2023	2023 EXPECTED
\$1,297,000.00	48%	49%
2023 INCOME OF MARCH	21%	21%
\$563,000.00		

Treasurer Report Month Ending March 2023

Operating Funds

March total operating income was \$797,000.00.

March total operating expenses were \$204,000.00 with no unexpected expenses.

Operating fund balance at the end of March was \$1,016,220.30

Operating income for the year at the end of March was \$1,297,000.00. That is 48% of the plan for 2023. Expected income at the end of March was 49% so 1% under budget.

Operating expense for the year at the end of March was \$563,000.00. That is 21% of the plan for 2023. Expected expense at the end of March was 21% so right on budget.

Allocated Assessment Funds

Income for allocated operating assessments in March were \$416,000.00

Assessment account expenditures in March totaled \$124,000.00 for Lodge repair, Campground Drainage, Trac Loader, Aqua Doc contract.

Balance of all allocated assessment accounts at the end of March were \$1,433,710.43

Invested Funds

Invested Reserves at the end of March totaled \$516,553.64

Total cash on hand at the end of March was \$2,966,484.37

Managers' Report

The main valve on the lake has been reopened for the spring lagoon drawdown. It will remain open approximately 2 weeks. It will then be closed until the fall. Depending on the amount of rain we get the lake could drop up to 2 feet during this process.

I am happy to announce the Lodge and Restaurant are both open again and operating. There was at least a 30-day delay getting this done due to issues between our insurance and the contractor who was supposed to do the job. I would like to thank Marty Chadwell the maintenance supervisor and his crew for stepping in and getting this done when the contractors walked off the job so we could open again.

The Ohio Lake Community Association had its first meeting since the fall of 2019 in first week of April. This was a one-day meeting held at Apple Valley POA to elect new officers plan a full-scale two-day meeting in the fall and round table discussion. I was elected Vice President of the board and will have a brief of the meeting for our board at our next Managers meeting. It is always interesting to hear what other associations like ours are doing along with challenges faced.

A new lease has been signed between the WPOA and our restaurant operator that keep them with us for at least another year.

Cleanup after the recent wind storms will continue. If you have limbs that came down during the storm and get them out by the road maintenance will get them for you. Just call Admin and give the location.

Lake Waynoka Police & Security Monthly Report

March 2023

Calls for Service	44	Animal Complaints	8
Arrests	2	Grinder Pumps	22
Reports	29	Squad Calls	2
Citations	3	Fire Runs	0
Warnings	21	Livewell Checks	0
Security Checks	67	Campground Calls	3

Gate Counts

RFID Front- 15,324	Front Guest Lane- 9,192
RFID Rear Entry- N/A	Rear Exit- 20,058

Vehicle Information

Vehicle 1391	Fuel-69.7 gal	Miles Driven-1,189
Vehicle 1591	Fuel-126.5 gal	Miles Driven- 1,378.0
Vehicle 2091	Fuel- N/A	Miles Driven-N/A

Other Information from the Police Department

Reminder: The Ohio state issued burn ban went into effect March 1, 2023, per Ohio Revised Code section 1503.18. This will remain in effect through the end of May. Burning is prohibited across the state from 6:00am-6:00pm. 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/>.

April 2023 LRPC Report – Monthly WPOA meeting

1. The LRPC provided an Annual 5-Year strategy plan for Capital Assessments to the WPOA Board. The recommendation highlights of the report are noted below.

WPOA 5-Year Capital Assessment Presentation 3 April 2023

Roads

WPOA Board action recommended:

- *No action is required at this time, other than reviewing the issues stated above.*

Lake

WPOA Board action recommended:

- *Evaluate the need to extend barge dredging in 2024 from 3 to 6 months and fund as needed.*
- *Consider a sedimentation control project to be started in 2024 for 3 years (2024-2026) with potential benefit of reducing the need for barge dredging. The cost is not known at this time, and the General Manager will develop a design and budget estimate in 2023. The WPOA Board will need to authorize funds for a cost estimate for the study.*

Improvements

WPOA Board action recommended:

- *The Board should consider not spending remodeling funds beyond what is necessary to maintain the Lodge, Restaurant and Lounge in safe operating condition while a remodel/replacement plan is being considered.*
- *The LRPC recommends that the current Improvements Assessment not be increased at this time.*

Additional Opportunities for Board Consideration

The following projects or opportunities have been identified from prior Long Range Plans, community surveys and general feedback:

- *Consider exploring ways to address remote control access to the emergency fire/EMS gate on Martin-Alexander Road for faster response time for emergency services to serve the lake and surrounding communities.*
- *Evaluate ways to fund improving the lodge, lounge, and restaurant amenities.*
- *Determine how to fund the replacement of a track hoe (anticipated in 2028) and other future large equipment replacements with Improvements Assessment fee increases.*
- *Consider studying whether an additional boat ramp is needed to meet the growing population of boats at Lake Waynoka.*
- *Consider exploring whether more rental docks can be provided to meet demand.*
- *Identify community beautification projects or needs which clubs can use to fulfill their community service projects and therefore reduce WPOA costs.*
- *Explore ways to fund a community walking trail to provide a place for walking away from Waynoka Drive*

2. At the direction of the board, we continue to work on the Lodge Feasibility Study which is due this spring.

Zoning/Building Committee Report

As of 3/31/2023

Below is a breakdown of the permits for March.

2023 Zoning/Building Permit Status

	<i>Mar</i>	<i>YTD</i>
Residence	2	6
Dock/boat lift	4	19
Additions	0	0
Repair/Replace	4	7
Pool	2	2
Deck	5	5
Garage	2	7
Storage	2	4
Boat Cover	0	0
Carport	0	0
Fence	3	6
Misc	0	1
TOTALS	24	57

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

April Lake Waynoka Art Club Report

From: Joanne Edwards, President (513) 582-8489 Prepared April 6, 2023

Sandy Beard, Vice President, Vicki Nimmo, Treasurer, Julie Wagner, Secretary

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 short meeting then a different Art Activity from 10:15 to 12:00. May we will be making paper with Darlene Young in the Lodge once again. This will be our last event for the season as we break for the summer but this is not our last activity! Our Family Uncorked on Canvas will take place on Sunday, May 7, 2023, from 1:00 – 4:00! Tickets for this event will be \$30 for adults and \$15 for children. We will have this event at the Rec Center so we can accommodate more people. We will have a fun warm up exercise for all and then an interactive group activity. All artists will go home with 1 finished piece. Our Adult Easter Egg hunt was a first time success, even with the cold and rain we had about 20 participants who found all but one egg, we believe.

Our Arbor Day celebration and planting will take place at Little Turtle's, Destination Park and Arboretum on Arbor Day for the planting, April 28th at 2:00. Three new trees will be planted and an existing one will be dedicated with a plaque. On Saturday, April 29th from 12 – 2, we will be celebrating the event inaugurating the Wind Chime Jacobs Ladder trail, hanging a few chimes given to those who purchased trees. Chimes will also be available to purchase if you would like one. May the art club will be having a garage sale at Little Turtle and we welcome any and all of your donations for that. Contact Joanne Edwards for donations taken at her house beginning of May. We are looking forward to 2023 and new creative ideas such as an ice cream and spirits with green ware painted by you in the fall and a blind golf cart obstacle

course in the baseball field on Lake Waynoka Day! Also on Lake Waynoka Day, the art club will have two other events: At a tent in front of the Lounge we will have children draw a portrait of their favorite person, pet or subject to be auctioned off later that day. Half of the auction money will go to the artist and the other half will go to art club. The other event will be rock painting under the feelings tree, writing your feelings on the rocks and we will acrylic spray them. The natural slide has been installed at Destination Park and has been tested by quality control. Proceed at your own risk as mulch is muddy however, we are in the process of putting in steps and putting in a natural swing.

Starting in September, our meetings will resume and looking forward to a Solo flower project taught by Mary Costa. We will also offer a new Bob Ross class in September 30, 2023, with new techniques to learn.

The art club is in search of officers for the upcoming next club year beginning in September for a two year term. Available positions include Secretary and Treasurer.

Thanks to all that participated in Uncorked on Canvas and a special thank you goes out to all those who helped clean up so quickly! Cat was amazed!!!

We always welcome suggestions on any new ideas that you would like to create or learn how to do. Please come and share your ideas.