



WAYNOKA PROPERTY OWNERS ASSOCIATION
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AGENDA
April 10, 2021

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES REVIEW

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

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 ORGANIZATONS:

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

Treasurer Report Month Ending March 2021

Operating Funds

March total operating income was \$658,000.00.

March total operating expenses were \$146,000.00 with no unexpected expenses.

Operating fund balance at the end of March was \$1,313,228.12

Operating income for the year at the end of March was \$1,063,000.00. That is 46% of the plan for 2021. Expected income at the end of March was 49% so we are 3% under budget.

Operating expense for the year at the end of March was \$457,000.00. That is 20% of the plan for 2021. Expected expense at the end of March was 21% so we are 1% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in March were \$325,000.00

Assessment account expenditures in March totaled \$24,000.00 Pool furniture, Zero Turn Mower, Security building upgrades.

Balance of all allocated assessment accounts at the end of March were \$853,932.08

Invested Funds

Invested Reserves at the end of March totaled \$513,291.93

Total cash on hand at the end of February was \$2,680,452.13

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

3/31/2021

GENERAL OPERATING FUNDS:	3/31/2021	3/31/2020
OPERATING CHECKING/PEOPLES	\$215,727.58	\$291,179.95
CHARGE CARD ACCOUNT	\$76,858.88	\$46,782.06
OPER SAVINGS/FIRST STATE BANK	\$401,715.16	\$108,737.54
RESERVE OPERATING/FIRST STATE BANK	\$614,351.04	\$238,667.17
LOTTERY CHECKING	\$4,575.46	\$1,701.28
TOTAL OPERATING FUNDS:	\$1,313,228.12	\$687,068.00

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$436,173.44	\$247,971.36
\$70.00 LAKE ASSESSMENT	\$111,313.95	\$49,042.74
\$110.00 IMPROVEMENT ASSESSMENT	\$257,384.73	\$168,114.35
CAMPGROUND IMPROVEMENT	\$49,059.96	\$7,458.84
TOTAL	\$853,932.08	\$472,587.29

WPOA INVESTMENTS:

* FIRST STATE BANK #102453472	\$173,474.63	\$144,990.52
FIRST STATE BANK #1022700614	\$133,370.60	\$130,755.46
FIRST STATE BANK #10213359878	\$153,973.13	\$153,976.13
FIRST STATE BANK #700700590	\$52,473.57	\$50,251.02
PEOPLES BANK/CDARS	\$0.00	\$0.00
TOTAL INVESTMENTS:	\$513,291.93	\$479,973.13
TOTAL ALL ACCOUNTS:	\$2,680,452.13	\$1,639,628.42

2020 INCOME END OF MARCH	2021	2021 PLAN EXPECTED
\$1,063,000.00	46%	49%
2020 EXPENSE END OF MARCH	2021	2021 PLAN EXPECTED
\$457,000.00	20%	21%

Managers' Report

I have been asked several times if we will be allowing guest at the pool and recreation center this summer. We are hoping that the COVID restrictions from the state will be removed before we get the Memorial Day weekend and we will be able to go back normal operation. If they are not lifted, we will operate in the same manner as last year. These restrictions limit how many people can be at the pool and we don't want to have to tell a member they cannot go in because we have let guest in and are at capacity.

If you have recreation center passes (the black or red ones) with a date of 2020 on them we will accept those to the end of 2021.

Please don't forget to renew you RFID stickers before May 1st because at midnight on April 30th they will stop working and you will have to use the manual gate out front.

We are proceeding into this summer season with the expectation that all or most of the COVID restrictions will be lifted. If a planned event has to be concealed due to the state's restrictions, we will let you know as soon as possible before the event.

The lake valve was opened on the 1 April and will closed again as soon as the lagoon is drained. This will be the last time until November.

We have purchased 6 more of the blue metal tables for the pool deck along with 10 new wooden picnic tables for use this summer.

A new refrigeration unit has been installed in the walk-in cooler at the Lounge.

The Police department has hired a part time officer to fill one of the two part time positions we have. These part time officers fill in for our full-time officers when they are out and special events.

The inspection of the dam spillway was completed and we should get the final results sometime next month along with any recommendations for repair or maintenance.

A new Zero turn mower has been purchased for this year mowing season replacing one that has been used for the last 15 years.

Zoning Committee Report

As of 3/31/2021

Below is a breakdown of the permits for March.

	2021 Building/Zoning Permit Status	
	<i>Mar</i>	<i>YTD</i>
Residence	1	7
Dock/boat lift	2	28
Additions	3	4
Repair/Replace	1	3
Pool	0	0
Deck	1	1
Garage	0	0
Storage	2	5
Boat Cover	0	0
Carport	0	0
Fence	3	7
Misc	0	0
TOTALS	13	55

Since January 2021 the number of new residence permits reflects, at a minimum, an additional investment in the community of 1.4 million dollars.

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

Respectfully submitted,

Pete Levermore

Zoning Committee chair



March 2021 Police/Security Report

Calls For Service	Traffic Stops	Traffic Citations	WPOA Citations	Criminal Charges
31	7	4	1	1

Arrests	EMS Calls	Fire Calls	Grinder Pumps	Animal Complaints
1	7	4	12	4

Vehicles

Vehicle	Miles Driven/ Fuel	Maintenance
<i>1191</i>	<i>298 miles / 19.6 gallons</i>	<i>No</i>
<i>1591</i>	<i>453 miles / 46.9 gallons</i>	<i>No</i>
<i>1592</i>	<i>189 miles / 14.2 gallons</i>	<i>No</i>
<i>2091</i>	<i>947 miles/ 75.6 gallons</i>	<i>Yes- Oil Change, tire rotation</i>

Other Police/ Security News

On 3/23/2021, Lake Waynoka PD, the Brown County Major Crimes and Drug Task Force, the Ohio State Highway Patrol, and the Drug Enforcement Agency, conducted a joint operation and seized approximately 2lbs of Methamphetamines were seized as evidence and a male subject was taken into custody and charged with a federal drug trafficking statute. Information leading to this operation originated through a long-term investigation by Lake Waynoka PD in conjunction the Brown County Major Crimes and Drug Task Force.

Two separate traffic stops conducted by officers with Lake Waynoka PD, led to driving under suspension charges and future drug possession charges when lab results are returned. Approximately \$100 worth of counterfeit US currency was also recovered during one of the stops.

Marcus Callahan has been hired as a part-time police officer and has started his field training program. Brittany Crank has been hired as a part-time gate attendant.

Reminder- RFID decals expire on 5/1/2021, please renew before this date. Signs have been placed at the front and rear gate as a reminder. Remember to renew your membership card with the Administrative Office.