



WAYNOKA PROPERTY OWNERS ASSOCIATION

**1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171**

PHONE: 937-446-3232

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AGENDA

August 9, 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**

UNFINISHED BUSINESS:

(Comments by Board Members, Board Motion (s)/Vote)

NEW BUSINESS:

(Comments by Board Members, Board Motion (s)/Vote)

MEMBERSHIP COMPLIMENTS AND COMMENTS:

(TIME IS LIMITED TO THREE (3) MINUTES SO ALL CONCERNS CAN BE HEARD)

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 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**

Executive Session: (If required)

ADJOURN

CURRENT BOARD MEMBERS

Sue Eads..... President
John Barton..... Vice President
Sean Moore..... Secretary
Chris Lane..... Treasurer
Rob Bynum..... Member at Large
Nancee Klein
Charles Miller
Mike Bisbe
David Wagner

**WAYNOKA PROPERTY OWNERS ASSOCIATION
TREASURER'S REPORT; ACCOUNTS BALANCES**

GENERAL OPERATING FUNDS:		6/30/2025	6/30/2024
	OPERATING CHECKING/PEOPLES	\$180,925.54	\$73,255.42
	CHARGE CARD ACCOUNT	\$107,140.19	\$68,899.83
	OPER SAVINGS/FIRST STATE BANK	\$400,857.17	\$400,734.70
	RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$373,225.65
	LOTTERY CHECKING	\$3,548.39	\$5,693.81
TOTAL OPERATING FUNDS:		\$1,076,543.03	\$921,809.41
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$314,133.04	\$921,835.19
\$130.00	LAKE ASSESSMENT	\$244,270.01	\$137,519.19
\$130.00	IMPROVEMENT ASSESSMENT	\$276,433.93	\$325,159.77
	CAMPGROUND IMPROVEMENT	\$125,931.18	\$98,689.48
TOTAL		\$960,768.16	\$1,483,203.63
WPOA INVESTMENTS:			
*	1ST STATE CDARS #10267909	\$189,402.36	\$182,684.01
	Peoples CD	\$146,076.55	\$141,592.58
	1ST STATE CDARS #700700590	\$53,913.04	\$53,913.04
	1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:		\$544,499.38	\$533,297.06
TOTAL ALL ACCOUNTS:		\$2,581,810.57	\$2,938,310.10

2025 INCOME END OF JULY	2025	2025 EXPECTED
\$2,513,103.48	76%	78%
2025 EXPENSES END OF JULY		
\$1,861,176.42	57%	59%

Treasurer Report Month Ending July 2025

Operating Funds

July's total operating income was \$233,564.60.

July's total operating expenses were \$289,870.98, with no unexpected costs.

The operating fund balance at the end of July was \$1,076,543.03

Operating income for the year at the end of July was \$2,513,103.48. That is 76% of the plan for 2025.

The expected income was 78% at the end of July, so 2% under budget.

At the end of July, operating expenses for the year were \$1,861,176.42. That is 57% of the plan for 2025.

The expected expense at the end of July was 59%, so 2% under budget.

Allocated Assessment Funds

The income for allocated operating assessments in July was \$50,394.54.

Assessment account expenditures in July totaled \$59,073.25. This includes \$24,160 for dredging, \$8,600 for new pool pump motors, \$6,960.00 for new culverts.

The balance of all allocated assessment accounts at the end of July was \$960,768.16.

Invested Funds

Invested Reserves at the end of July totaled \$544,499.38.

Total cash on hand at the end of July was \$2,581,810.57.



Pool Operations & Rec Center Renovations

As the summer season winds down, the outdoor pools are scheduled to close on September 2. In alignment with this seasonal transition, the indoor pool will be closed beginning August 15 to allow for interior wall construction at the Rec Center.

This renovation is expected to be completed within 2–3 weeks and is being fully funded through Capital Improvement reserves. While the facility is closed, we also plan to repaint the indoor pool, ensuring it looks and functions at its best upon reopening.

During this period, the outdoor pool will remain open for adult fitness classes, providing continuity for programming until the indoor pool is back in operation.

Dredging Program

Dredging operations have officially resumed, with a dedicated five-person team consisting of:

- 2 equipment operators
- 2 boat crew members
- 1 material transport driver

This team is currently prioritizing sediment removal in high-need areas, beginning with the Beaver Dam near Little Turtle, and continuing toward:

Work will continue five days per week, weather permitting, for an anticipated six-week cycle. We are planning dry dredging in Squaw Valley during the winter season.

Restroom Improvements & Public Space Enhancements

The Little Turtle restroom building has been fully rebuilt, improving both appearance and usability. Two new picnic tables have also been placed in the adjacent green space to enhance comfort and enjoyment for visitors.

Road Maintenance & Culvert Work

Our road paving project is scheduled to begin in mid-fall. Ahead of this work, we must complete the replacement of six culverts, which is essential to maintain proper drainage and ensure long-lasting pavement performance.

Front Gate Fence Replacement

The fencing at the front gate entrance is rotten and needs to be removed, as it is a safety hazard. We are planning to replace the fence with more split rail fencing and a privacy fence.

Lake Waynoka

Waynoka Property Owners Association,

Inc.



Parking Lot Resealing & Striping

As part of our routine maintenance plan, the parking lot will be resealed and repainted at a cost of \$11,000. This work is scheduled before the onset of winter to protect the surface and provide clear, refreshed markings.

Manganese

Manganese levels remain elevated, requiring us to continue supplementing our supply with water from Brown County. We are actively working with our engineer on a long-term solution, which includes the installation of a DAF Tank. This system will significantly improve our ability to treat the water and remove both algae and manganese from the supply.

We're pleased to report that we have secured a \$250,000 grant and a \$250,000 zero-interest loan to help fund these necessary upgrades. This is excellent news for the lake, and we are grateful to be partnering with the Ohio Public Works Commission to make these improvements possible.

Respectfully,
Todd Wilkin
General Manager

Lake Waynoka Police & Front Gate: Monthly Report

July 2025

Calls for Service	59	Animal Complaints	4
Arrests	2	Grinder Pumps	10
Reports	29	Squad Calls	11
Citations	16	Fire Runs	1
Warnings	18	Livewell Checks	25
Security Checks	68		

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

Campground	6	Rec. Center	0
Lounge	1	Lodge	0

Gate Counts

RFID Front- 13,898	Front Guest Lane- 10,817
RFID Rear Entry- 15,448	Rear Exit- 18,514

Vehicle Information

Vehicle 1391	Fuel- 74.1 gal	Miles Driven-793
Vehicle 1591	Fuel- 98.9 gal	Miles Driven-853
Vehicle 2091	Fuel- 39.8 gal	Miles Driven-331.4

Building Permits 2025

	July	YTD
Residence	0	27
Dock/boat lift	0	13
Additions	1	2
Repair/Replace	0	5
Pool	0	2
Deck	0	4
Garage	1	5
Storage	2	7
Boat Cover	0	1
Carport	0	0
Fence	0	10
Misc	<u>0</u>	<u>3</u>
Totals	4	79