



WAYNOKA PROPERTY OWNERS ASSOCIATION

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AGENDA
August 13, 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
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
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
Jim Hewes
Todd Holt
John Barton
Sean Moore

Treasurer Report Month Ending July 2022

Operating Funds

July total operating income was \$174,000.00.

July total operating expenses were \$299,000.00 with unexpected expenses of \$17,000 in tractor repair.

Operating fund balance at the end of July was \$1,146,130.22

Operating income for the year at the end of July was \$2,009,000.00. That is 78% of the plan for 2022. Expected income at the end of July was 78% so right on budget.

Operating expense for the year at the end of July was \$1,473,000.00. That is 58% of the plan for 2022. Expected expense at the end of July was 60% so 2% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in July were \$5,000.00

Assessment account expenditures in July totaled \$63,000.00 mostly for a new truck for maintenance.

Balance of all allocated assessment accounts at the end of July were \$1,137,879.92

Invested Funds

Invested Reserves at the end of July totaled \$514,792.85

Total cash on hand at the end of July was \$2,798,802.99

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

GENERAL OPERATING FUNDS:	7/31/2022	7/31/2021
OPERATING CHECKING/PEOPLES	\$108,057.42	\$96,580.88
CHARGE CARD ACCOUNT	\$77,157.41	\$102,953.53
OPER SAVINGS/FIRST STATE BANK	\$402,772.32	\$250,852.21
RESERVE OPERATING/FIRST STATE BANK	\$554,147.64	\$614,351.04
LOTTERY CHECKING	\$3,995.43	\$4,617.34
TOTAL OPERATING FUNDS:	\$1,146,130.22	\$1,069,355.00
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$621,936.51	\$486,088.24
\$100.00 LAKE ASSESSMENT	\$114,147.54	\$100,137.49
\$115.00 IMPROVEMENT ASSESSMENT	\$317,087.39	\$248,009.47
CAMPGROUND IMPROVEMENT	\$84,708.48	\$77,951.26
TOTAL	\$1,137,879.92	\$912,186.46
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$173,474.63	\$173,474.63
1ST STATE CDARS #1024986639	\$134,365.01	\$134,118.86
1ST STATE CDARS #700700838	\$154,075.71	\$153,976.13
1ST STATE CDARS #700700590	\$52,877.50	\$52,473.57
TOTAL INVESTMENTS:	\$514,792.85	\$514,043.19
TOTAL ALL ACCOUNTS:	\$2,798,802.99	\$2,495,584.65

	2022	2022 PLAN EXPECTED
2022 INCOME END OF JULY	2022	
\$2,009,000.00	78%	78%
2022 EXPENSE END OF JULY		
\$1,473,000.00	58%	60%

Managers' Report

We removed 186 barge loads of silt (1116 cubic yards of silt) in the month of July with a goal for the month of 220. We did really well running operations 16 of the possible 19 days. We expect to continue dredging operations until the end of October.

All the department heads are keeping a close eye on our budget and doing what they can to help offset inflation pressures and fuel cost but some things are just unavoidable.

We purchased a 2022 GMC 3500 for the maintenance department. This will enable us to retire the 1998 red F250 from snow removal duty and completely retire the 1996 green F250 from the fleet.

We had a very successful Waynoka Day last month. I would like to thank Amanda Uhle our events coordinator for all her hard work on this event and all the clubs who helped us pull this event together under the new format.

The upgrades to the outside of the Lodge have begun and should be completed shortly.

The completion of the dam project that only needs grading and grass planting has been delayed due to the extensive rains we have had over the last couple of weeks. Should be completed soon weather permitting.

We are currently replacing the shower facilities in the recreation center. This project is being done mostly during off hours and should be completed soon.

Lake Waynoka Security/Police Monthly Report – July 2022

Calls for Service	110	Animal Complaints	23
Arrests	0	Dog	19
Reports	29	Other (Beaver/Fowl)	4
Citations	7	Grinder Pumps	32
Warnings	46	Squad Calls	8
Security Checks	149	Fire Runs	2
Campground Calls	31	Livewell Checks	43

Gate Counts

RFID Front- 17,613	Front Security Lane- 13,966
RFID Rear Entry- Not Functioning	Rear Exit- 29,280

Vehicle Information

Vehicle 1391	Fuel-70.65 gal	Miles Driven-1,260
Vehicle 1591	Fuel-100.5 gal	Miles Driven-1,390
Vehicle 2091	Fuel-84.0 gal	Miles Driven-1,141.1

Other News from Police/Security

Marine Patrol for the month of July - 112 hours of patrol time, 31 verbal warnings, and 4 boat tows.

The Police Department responded to numerous domestic violence calls, assaults, and calls of disorderly conduct, and an increase in noise complaints from the campground.

The Police Department would like to remind everyone that quiet hours are from 11:00pm-8am. We want everyone to have a great time and enjoy themselves, however we ask that you also be respectful of other campers and residents during these hours and keep music and noise from large gatherings to a respectful level. We thank you for your cooperation and hope everyone continues to have a fun and safe summer.

Zoning/Building Committee Report

As of 7/31/2022

Below is a breakdown of the permits for July.

	2022 Zoning/Building Permit Status	
	<i>July</i>	<i>YTD</i>
Residence	2	31
Dock/boat lift	3	19
Additions	3	6
Repair/Replace	4	22
Pool	0	2
Deck	1	12
Garage	0	5
Storage	2	12
Boat Cover	0	0
Carport	0	0
Fence	2	13
Misc	0	4
TOTALS	17	126

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

Campground Improvement Committee.

August 12, 2022

"The Campground Improvement Committee would like to thank the Lake Waynoka Board for approving this committee. The purpose of the committee is to provide the board with suggestions regarding how campground capital is spent and to suggest any necessary rule changes and new rules that need to be put into place. The committee is striving to include all campers in this process and have been sending campground information and updates via email to campers who have shown interest in these developments. The committee has also been collecting suggestions from campers regarding improvements they feel would be beneficial. Campers will be voting on these suggestions soon and this information will be discussed and presented to the board. We are also very appreciative of Paul Cahall's assistance in resolving maintenance issues (safety issues, tree removal, fixing lights and concerns with the bathroom/showerhouse, etc.) throughout the campground over the past month."

Best Regards,

Carrie Boyd

Election Committee

August 13, 2022

Candidate applications for the 2022 WPOA and WRWSD Board elections are now available on the Lake Waynoka website. There are 3 seats on the WPOA Board and 2 seats on the WRWSD Board up for election. The deadline for returning applications is September 26, 2022, at 4 pm.