



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
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AGENDA
August 12, 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
- CAMPGROUND
- NOMINATING COMMITTEE

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
- 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..... President
- Vernon Taylor.... Vice President
- Ken Crank..... Secretary
- John Barton..... Treasurer
- Pat Raleigh..... Member at Large
- Sean Moore
- Jim Marck
- Sue Eads
- Rob Bynum

Treasurer Report Month Ending July 2023

Operating Funds

July total operating income was \$180,000.00.

July total operating expenses were \$250,000.00 with no unexpected expenses.

Operating fund balance at the end of July was \$1,067,633.51

Operating income for the year at the end of July was \$2,175,000.00. That is 80% of the plan for 2023. Expected income at the end of July was 78% so 2% over budget.

Operating expense for the year at the end of July was \$1,461,000.00. That is 58% of the plan for 2023. Expected expense at the end of July was 60% so 2% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in July were \$12,000.00

Assessment account expenditures in July totaled \$60,000.00 for new bush-hog, Lodge Plumbing, Aqua Doc.

Balance of all allocated assessment accounts at the end of July were \$1,365,242.16

Invested Funds

Invested Reserves at the end of July totaled \$517,682.19

Total cash on hand at the end of July was \$2,950,557.86

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

GENERAL OPERATING FUNDS:	7/31/2023	7/31/2022
OPERATING CHECKING/PEOPLES	\$193,939.50	\$108,057.42
CHARGE CARD ACCOUNT	\$39,789.68	\$77,157.41
OPER SAVINGS/FIRST STATE BANK	\$405,528.38	\$402,772.32
RESERVE OPERATING/FIRST STATE BANK	\$424,923.59	\$554,147.64
LOTTERY CHECKING	\$3,452.36	\$3,995.43
TOTAL OPERATING FUNDS:	\$1,067,633.51	\$1,146,130.22
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$815,533.07	\$621,936.51
\$115.00 LAKE ASSESSMENT	\$118,737.59	\$114,147.54
\$115.00 IMPROVEMENT ASSESSMENT	\$371,300.98	\$317,087.39
CAMPGROUND IMPROVEMENT	\$59,670.52	\$84,708.48
TOTAL	\$1,365,242.16	\$1,137,879.92
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$175,477.89	\$173,474.63
FIFTH THIRD	\$134,700.81	\$134,365.01
1ST STATE CDARS #700700590	\$53,066.02	\$52,877.50
1ST STATE CDARS #700700838	\$154,437.47	\$154,075.71
TOTAL INVESTMENTS:	\$517,682.19	\$514,792.85
TOTAL ALL ACCOUNTS:	\$2,950,557.86	\$2,798,802.99

2023 INCOME END OF JUNE	2023	2023 EXPECTED
\$2,175,000.00	80%	78%
2023 EXPENSE END OF JUNE	58%	60%
\$1,461,000.00		

Managers' Report

We started our season without enough rain but lately it's been too much rain. During one of the recent heavy storms, we had several trees and branches fall into the lake. We also had the road at Running Bear wash out. Maintenance has been hard at work getting the lake cleaned up for safe navigation and repairing the road.

Dredging got started again as soon as the water got up to normal pool but has had to be put on hold again because we have needed the equipment to remove the trees from the lake and to work on the damage to the road at Running Bear.

There is a new navigation hazard on the lake near Little Crow and a hazard buoy has been placed to warn boaters. A very large tree fell in the lake during the recent storms. The position and size of this tree has made it impossible for maintenance to remove it from the lake with our equipment at this time. When we draw down the lake this winter, we will see if there is anything we can do with it or if we will have to have someone with bigger equipment come and help us.

The annual audit has been completed and the final delivered to the board. No issues were noted and the full report will be able to be viewed on the Lake Waynoka Web Site. If you have any questions about the audit please contact the General Manager or the Treasurer.

Despite the rain Waynoka Day went on and for those who braved the intermittent rain showers things went very well. We heard from our vendors that they had a great day and intend to come back. The Civic Club sold out of curly fries and pork sandwiches.

There was a major water leak at Little Turtle. All service to homes was restored the same day but the water will not be available at Little Turtle for a little while.

Lake Waynoka Police & Front Gate: Monthly Report

July 2023

Calls for Service	52	Animal Complaints	10
Arrests	0	Grinder Pumps	31
Reports	18	Squad Calls	9
Citations	4	Fire Runs	0
Warnings	15	Livewell Checks	17
Security Checks	572	Campground Calls	6

Gate Counts

RFID Front- 16,309	Front Guest Lane- 12,100
RFID Rear Entry- N/A	Rear Exit- 24,582

Vehicle Information

Vehicle 1391	Fuel-64.1 gal	Miles Driven-802.2
Vehicle 1591	Fuel-92.7 gal	Miles Driven-1,108
Vehicle 2091	Fuel- 39.8 gal	Miles Driven-419.7

Other Information from the Police Department

*As stated last month, we continue to receive high level/emergency calls to the front gate. To repeat for those who may have not seen the June report: The Lake Waynoka Police Department would like to remind everyone that the front gate is NOT the Brown County Communications Center. Front gate personnel are not trained dispatchers, nor do they respond to calls for service, only law enforcement, EMS, or a fire department will respond depending on the nature of the call.

The Brown County Communications Center is not strictly dispatch for the Brown County Sheriff's Office; they are the county wide dispatch for all agencies including Lake Waynoka Police Officers, or the closest available units on duty per the county mutual aid contract. The fastest way for officer or emergency response is to call 911 in case of an emergency, or the non-emergency phone number (937-378-4155), and they will dispatch an officer. They are professionally trained to take the appropriate and necessary information to ensure not only the timeliest officer response, but also ensure every safety precaution is taken. Again, please understand that you have a police department, and that the front gate is not trained to take these types of calls, nor are they a call center to call on anyone's behalf for medical situations. You must call yourself if the need should arise. We appreciate your cooperation with this matter, as it will ensure the quickest response and help to better ensure everyone's safety.

*The ban for wake surfing was lifted as lake levels were deemed safe for all activities.

*The Lake Waynoka Police Department has hired Officer Eric Ballein to fill the full-time police officer vacancy. Officer Ballein will begin his training during August.

August 2023 LRPC Report for Monthly WPOA Meeting

1. Current Projects

The Long Range Planning Committee (LRPC) has been working on:

- **The proposed Lodge Project**
 - i. Collected over 200 comments and questions from the Lodge Project emails and Informational Meeting # 1, and organized responses that have been made available on the Lake Waynoka website for the community to review. The July 31 blast notification for the Lodge Project reports was opened 667 times indicating that the information was being reviewed by the membership.
 - ii. Reviewing Lake Waynoka Facebook page and Lake Waynoka Trading Post Facebook page comments (350+), and replying as necessary.
 - iii. Preparing for the Lodge Project Informational Meeting # 2 to be held after the WPOA Board meeting on August 12.
 - iv. Reviewing criteria with the Rules and Regulations Committee to develop wording for the ballot this fall concerning the proposed Lodge Project.
 - v. Examining how the restaurant, lounge and event center in the proposed Lodge Project would function.
- **Demographics used to understand Lake Waynoka population growth**
 - i. Update historical data for home building permit trends and dock building trends,
 - ii. Review the Brown County Auditor's website for Lake Waynoka home values
 - iii. US Census Lake Waynoka population in 2020 - 1423; population in 2010 - 1000.
- **Sedimentation Project Planning**
 - i. Reviewing considerations for the proposed sedimentation project for Straight Creek and Kiddie Corral in the next 5 years

2. Goals & Objectives of the Community

- Many in the community have questioned Lake Waynoka's budget priorities. The annual budget of around \$2.7 million fund the following (over the next 5 years):
 - i. **Lake** (\$100-200,000 /year) - Includes mechanical dredging of main lake "hump" and coves, stocking fish, algae control, shoreline protection, hydraulic dredging (done every 8 years with next occurrence in 2027) and a future sedimentation prevention program (to minimize need for dredging).
 - ii. **Improvements** (\$200-400,000 / Year) - Includes building and roof repairs, Rec Center HVAC replacement, exercise room equipment repairs and gym floor replacement, outdoor pool repairs, maintenance of security monitoring equipment and security gates, server upgrades, and purchase and repair of aging maintenance equipment and vehicles to support the LW community.
 - iii. **Roads** (\$200-300,000 /Year) - Includes saving to repave 10 miles of Waynoka Drive starting in 2029 as well as paving about 1-2 miles of asphalt roads and road repairs annually.
 - iv. **Operations** - (\$2,000,000+ / Year) - Includes labor and materials and subcontractor costs, and power, water, sewer and supplies for LW departments (administration, maintenance, and security) and also for our amenities (lodge, restaurant, lounge, recreation center, pool, and campground). Many lake communities do not have this many amenities.

There is an open position on the LRPC. Contact Terry Borgman at 937-515-7842 if interested in serving on this committee.

Respectfully Submitted by the LRPC
Terry Borgman, LRPC Chair

LAKE ADVISORY COMMITTEE



REPORT AUGUST 7, 2023

COMMITTEE MEMBERS:

Jim Marck (Board liaison), Tim Redick (Chair), Frank Skidmore, Dave Wallace, Steve Johnson, Larry Turner, Sue Turner

The committee draft report and recommendations on wake boats was finalized at the committee meeting on July 31, 2023. The report was distributed to the WPOA Board of Trustees at the August 7, 2023, board workshop meeting.

Given the increase in WPOA registered watercraft, the committee continued discussion on boating safety and other potential boating regulations. Follow up with security is necessary to confirm that boater education cards are being checked and live wells, bilges and ballasts are checked before being allowed in the lake.

Additionally, the committee began discussion on recommendations for lake lowering in the fall/winter season.

A report of seeing fish with white spots was received. The reporter was concerned that it might be an outbreak of *Ichthyophthirius multifiliis*. No other evidence has been found to support this and no other reports have been received.

The committee has delayed further discussion on algae/weeds pending results of the Mad Scientist's report.

The committee will meet again in August.

Zoning/Building Committee Report

As of 7/31/2023

Below is a breakdown of the permits for July.

	2023 Zoning/Building Permit Status	
	<i>July</i>	<i>YTD</i>
Residence	2	15
Dock/boat lift	0	22
Additions	0	2
Repair/Replace	5	22
Pool	1	3
Deck	0	12
Garage	3	14
Storage	4	11
Boat Cover	0	0
Carport	0	0
Fence	4	14
Misc	0	11
TOTALS	19	126

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

The Rules & Regulations Committee met twice in July/August. An amendment to the Restrictive Covenants to permit the Board to secure a loan for construction of a new Lodge/Lounge/Event Center has been prepared and forwarded to the Lake's POA attorney for review. The Committee has also been working on revisions to the fine schedule in the General Rules & Regulations, Vol. 1 (Yellow Book).

Committee Members are: Jeff Albrinck, Tim Redick, Greg Stover, Nan Wales, John Buskey, Chair

John Buskey, Chair/Pat Raleigh, Board Liaison

Nominating Committee Report:

Election Inspectors/Nominating (Margi Borgman/Nan McHugh/Dawn McNeese, Nominating Chairperson)

Applications are now available to fill three seats on the WPOA Board of Trustees with a three year term. Candidate applications are available online at Lakewaynoka.com under Documents then Forms. Deadline for submitting an application is September 25, 2023 at 4:00PM.

Thank you,

Dawn McNeese