



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
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AGENDA
August 10, 2024

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
- ELECTIONS INSPECTORS/NOMINATING CHAIRMAN

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

- Vernon Taylor..... President
- Sue Eads.....Vice President
- Sean Moore.....Secretary
- Chris Lane.....Treasurer
- Pat Raleigh.....Member at Large
- Rob Bynum
- Nancee Klein
- Jim Marck
- Charles Miller

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

GENERAL OPERATING FUNDS:	7/31/2024	7/31/2023
OPERATING CHECKING/PEOPLES	\$74,655.33	\$193,939.50
CHARGE CARD ACCOUNT	\$68,404.41	\$39,789.68
OPER SAVINGS/FIRST STATE BANK	\$400,734.70	\$405,528.38
RESERVE OPERATING/FIRST STATE BANK	\$373,225.65	\$424,923.59
LOTTERY CHECKING	\$5,693.81	\$3,452.36
TOTAL OPERATING FUNDS:	\$922,713.90	\$1,067,633.51
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$921,835.19	\$815,533.07
\$130.00 LAKE ASSESSMENT	\$137,519.19	\$118,737.59
\$115.00 IMPROVEMENT ASSESSMENT	\$325,159.77	\$371,300.98
CAMPGROUND IMPROVEMENT	\$98,689.48	\$59,670.52
TOTAL	\$1,483,203.63	\$1,365,242.16
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$182,684.01	\$175,477.89
Peoples CD	\$137,483.78	\$134,700.81
1ST STATE CDARS #700700590	\$53,914.04	\$53,066.02
1ST STATE CDARS #700700838	\$155,107.43	\$154,437.47
TOTAL INVESTMENTS:	\$529,189.26	\$517,682.19
TOTAL ALL ACCOUNTS:	\$2,935,106.79	\$2,950,557.86

2024 INCOME END OF JULY	2024	2024 EXPECTED
\$2,280,000.00	77%	78%
2024 EXPENCE END OF JULY		
\$1,732,000.00	59%	60%

Treasurer Report Month Ending July 2024

Operating Funds

July total operating income was \$183,000.00

July total operating expenses were \$291,000.00 with no unexpected expenses.

Operating fund balance at the end of July was \$922,713.90

Operating income for the year at the end of July was \$2,280,000.00. That is 76% of the plan for 2024. Expected income at the end of July was 78% so 2% under budget.

Operating expense for the year at the end of July was \$1,732,000.00. That is 59% of the plan for 2024. Expected expense at the end of July was 60% so 1% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in July was \$13,000.00

Assessment account expenditures in July totaled \$1,000.00.

Balance of all allocated assessment accounts at the end of July were \$1,483,203.63

Invested Funds

Invested Reserves at the end of July totaled \$525,742.75

Total cash on hand at the end of June was \$2,931,660.28

Managers' Report

While the algae and weed problems persist this summer please know that we are doing all we can to control the growth. Aqua Doc goes around the entire lake every Thursday morning, but those treatments only kill the algae and weeds that are currently there. There isn't a treatment we can put in the lake that will prevent new growth. This is why we have weekly treatments. The hot dry weather we have been enjoying of late is perfect growing conditions for the Algae.

Waynoka Day was a big success with lots of vendors and near perfect weather. This year's Waynoka Day Festival was the best overall I can remember. Hopefully all the clubs made lots of money and everybody enjoyed themselves.

Lodge work. The new roof and gutter system have been installed and is complete along with some rafter repair that needed to be completed. We will be starting on the foundation drainage issues this next week. The electrical upgrades for the installation of a grinder pump for the lodge have been completed and WRWSD will be installing the pump soon completing the plumbing upgrades.

Since our last meeting, as requested, water testing at the beach was completed and the result was that the water contaminants were less than half EPA standard limits. I was also asked about blue green algae in the lake. Part of Aqua Docs contract is an inspection for blue green algae, so it is checked weekly. They have never seen any indication of it in our lake.

We are planning our pre construction meetings for the repaving project. This project will start by mid-September and will last about 2 weeks. They will likely grind the road the first week and pave it the second. There will be traffic interruptions and detours, but we will try to keep them to a minimum.

We have replaced all the culvert pipes that were scheduled to be replaced before the road work would begin so on our side, we are ready to go.

Dredging is beginning and will go on until the first of November. Remember the barges are slow, don't turn quickly, and don't stop quickly. Please give them plenty of room to maneuver.

Lake Waynoka Police & Front Gate: Monthly Report

July 2024

Calls for Service	49	Animal Complaints	11
Arrests	0	Grinder Pumps	25
Reports	28	Squad Calls	15
Citations	3	Fire Runs	1
Warnings	19	Livewell Checks	46
Security Checks	93		

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

Campground	8	Rec. Center	0
Lounge	0	Lodge	6

Gate Counts

RFID Front- 15,533	Front Guest Lane- 12,851
RFID Rear Entry- 17,139	Rear Exit- 22,230

Vehicle Information

Vehicle 1391	Fuel- 70.2 gal	Miles Driven-788
Vehicle 1591	Fuel- 66.5 gal	Miles Driven-747
Vehicle 2091	Fuel- 86.3 gal	Miles Driven-1,248

August 2024 LRPC Report for Monthly WPOA Meeting

1. The Long Range Planning Committee (LRPC) continues to monitor the 2024 budget, comparing the work accomplished versus the work planned. The committee will share this information with the membership on a monthly basis. At the end of the year we will look at the three capital assessment accounts and evaluate the performance of the WPOA Board and General Manager in accomplishing the approved budget.
2. At the direction of the WPOA Board, the committee researches information for future replacement projects as outlined in the five year plan (years 2 through 5). We provide this information so that the Board will understand the impact of various options that may be considered when they vote in January to approve replacement projects (not new projects) for the upcoming year.
3. Each year the committee meets with the General Manager and WPOA Board to assess the feasibility of projects proposed for the next year. Projects not completed in 2024 may be considered for 2025 or beyond.
4. 2024 project status
 - a. Projects completed include:
 - i. Replacement of the Marina docks (wood and concrete)
 - ii. Red Cloud dock repairs
 - iii. Stocking of fish
 - iv. replacement of Rec Center weight room equipment
 - v. Replacement of a zero turn mower
 - vi. Replacement of a Rec Center floor cleaner
 - vii. Replacement of a GMC pickup truck
 - viii. Replacement of the 20 year old ice cream machine in the restaurant
 - ix. Lodge roof replacement
 - b. Projects in progress include:
 - i. Lodge foundation repair
 - ii. Lodge plumbing repair
 - iii. Weekly algae control for the lake
 - iv. Three months of dredging ("hump" project) has begun
 - c. Projects yet to be completed include:
 - i. Rec Center exterior repairs (stucco work)
 - ii. Dry dredging at the east end of the lake
 - iii. Paving Waynoka Drive
5. The purpose of a long range plan is to anticipate community needs and wants and develop an appropriate plan for the Board with consideration for both the cost and the future of the community.

Respectfully submitted,
Terry Borgman, LRPC Chair
Questions? 937-515-7842

Zoning/Building Committee Report

As of 7/31/2024

Below is a breakdown of the permits for July.

2024 Zoning/Building Permit Status

	<i>July</i>	<i>YTD</i>
Residence	5	18
Dock/boat lift	0	19
Additions	0	3
Repair/Replace	1	13
Pool	0	2
Deck	1	6
Garage	1	8
Storage	2	14
Boat Cover	0	0
Carport	0	0
Fence	4	9
Misc	0	5
TOTALS	14	97

Reminder to property owners: Per the WPOA Restrictive Covenants and the Rules and Regulations, volume 2, a permit is required for various kinds of work to be performed on your property. Permits can be picked up at the office. To better understand the permit requirements you can either call the office and/or go to the Lake Waynoka website, click on Documents, then WPOA Rules and Regs, Vol 2.

Helpful Information for Planning Winter Dock Work

Any planned new dock or expansion of an existing dock requires a permit (see lakewaynoka.com/documents - WPOA, Rules and Regs vol2). As it is likely easier to perform this type of dock work when the lake water levels are down, it is important to understand key timing issues when planning your work.

The lake lowering (opening of the valve at the dam) typically starts in mid-November as it is required to coincide with the WRWSD draining the lagoon. It is wisest to plan on having an approved permit in place during December so your contractor can begin work as soon as the water level gets down to an acceptable level. Weather conditions vary year to year and therefore the 'windows of opportunity' are not guaranteed. Even though the lake is lowered and the valve is still open, if there are significant periods of rain, the water level can come right back up in just a few days. Waiting until late January or early February for an approved permit puts you at an elevated risk of not getting your project done before the lake level comes up, as the valve is typically closed mid-February.

Permits typically take up to 10 days for review and approval. If your permit requires a dig out, a variance will need to be granted first by the WPOA Board of Trustees. This is done at the once-a-month Saturday meeting.

Therefore, it would be wisest if homeowners do their planning with their contractor in September/October (or earlier) so they are prepared to submit their permit in November. This will minimize your risk of delays in getting your planned work accomplished, as mother nature ultimately determines what the water levels will be and therefore how much 'window of opportunity' you have to accomplish your work.

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

Committee Report:

Election Inspectors/Nominating (Nan McHugh/Linda Stover/Dawn McNees)
Application will be available September 1st to fill three seats on the WPOA Board of Trustees with a three year term. The application will be available online at Lakewaynoka.com under Documents then Forms. Follow the instructions to complete the application online and email to election@lakewaynoka.com. Deadline for submitting an application is September 25, 2024 at 4:00PM.