



WAYNOKA PROPERTY OWNERS ASSOCIATION

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LAKE WAYNOKA, OHIO 45171
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AGENDA
August 14, 2021

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

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

- 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

CURRENT BOARD MEMBERS

Charlie BeardPresident
 Jenny Ellis..... Vice President
 Ken Crank.....Secretary
 Vern Taylor.....Treasurer
 Pat Raleigh.....Member at Large
 Betty Purdin
 Todd Holt
 John Barton

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

7/31/2021

GENERAL OPERATING FUNDS:	7/31/2021	7/31/2020
OPERATING CHECKING/PEOPLES	\$98,728.48	\$219,151.98
CHARGE CARD ACCOUNT	\$105,160.63	\$170,011.23
OPER SAVINGS/FIRST STATE BANK	\$401,874.21	\$408,884.34
RESERVE OPERATING/FIRST STATE BANK	\$614,351.04	\$238,667.17
LOTTERY CHECKING	\$5,544.31	\$3,086.78
TOTAL OPERATING FUNDS:	\$1,225,658.67	\$1,039,801.50

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$486,067.73	\$214,623.24
\$70.00 LAKE ASSESSMENT	\$100,133.77	\$85,576.98
\$110.00 IMPROVEMENT ASSESSMENT	\$247,888.98	\$197,857.15
CAMPGROUND IMPROVEMENT	\$77,949.46	\$60,054.57
TOTAL	\$912,039.94	\$558,111.94

WPOA INVESTMENTS:

* 1ST STATE CDARS #1024534762	\$173,474.63	\$144,990.52
1ST STATE CDARS #1024986639	\$134,118.86	\$131,623.80
1ST STATE CDARS #10213359878	\$153,976.13	\$153,976.13
1ST STATE CDARS #700700590	\$52,473.57	\$52,304.64
PEOPLES BANK/CDARS	\$0.00	\$0.00
TOTAL INVESTMENTS:	\$514,043.19	\$482,895.09
TOTAL ALL ACCOUNTS:	\$2,651,741.80	\$2,080,808.53

2021 INCOME END OF JULY	2021	2021 PLAN EXPECTED
\$1,836,000.00	79%	78%
2021 EXPENSE END OF JULY	2021	2021 PLAN EXPECTED
\$1,320,000.00	58%	60%

Treasurer Report Month Ending July 2021

Operating Funds

July total operating income was \$170,000.00.

July total operating expenses were \$242,000.00 with no unexpected expenses.

Operating fund balance at the end of July was \$1,225,658.67

Operating income for the year at the end of July was \$1,836,000.00. That is 79% of the plan for 2021. Expected income at the end of July was 78% so we are 1% over budget.

Operating expense for the year at the end of July was \$1,320,000.00. That is 58% of the plan for 2021. Expected expense at the end of July was 60% so we are 2% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in July were \$17,000.00

Assessment account expenditures in July totaled \$22,000.00 Dam repair and security office.

Balance of all allocated assessment accounts at the end of July were \$912,039.94

Invested Funds

Invested Reserves at the end of July totaled \$514,043.19

Total cash on hand at the end of July was \$2,651,741.80

Managers' Report

With the regular treatments from Aqua Doc we have been able to keep the algae and weeds under control. They will continue to treat the lake as necessary for the rest of the season. We have added 200 grass eating carp this year and have asked ODNR to put in another 100 next spring. We will continue to use chemical treatments as necessary next year as well

The M.A.D. Scientist that did in depth look at the health of the lake back in 2011 will be back on the 18th of August to take another look at the health of our lake and how it has changed since they were last here 10 years ago. They again will give us recommendations going forward to help get the algae under control while preserving the health of the lake in general.

Road paving has been completed. They will be back to repair some area's for us and to pave the new basketball court in the campground. We are also having the beach and marina parking lots chip and sealed. We hope to have all of this completed by the end of August.

The dredging crews are back out there working. They will finish up in Atoka cove and then move to the area between Hiawatha and Atoka cove for the rest of the dredging season.

The engineers have submitter the drawings to ODNR for the proposed repairs to the spillway at the dam. ODNR has not responded yet. Once they are approved by ODNR we will enter the bidding process for those repairs.

We are currently doing shoreline protection inspections around the lake. If we feel it needs attention you will be receiving a letter about the condition of your shoreline. We will be lowering the lake this winter and it is a perfect time to get that shoreline repaired.

The members only section on the web site is up and running along with Bill Pay for the water department. We will continue to expand this capability for WPOA as well.

We are having discussions with the Russellville Fire and EMS to improve the fire gate. We are looking for an economical and secure way to give them better access through that gate.

Long Range Planning Committee Monthly WPOA Report - August 2021

1. The committee continues to monitor changes in the 5-Year plan. When WPOA board decides what community decisions may be made, those decisions will be input as an update to the 2021 update due in September. The committee, Treasurer and General Manager monitor these costs periodically.
2. The committee has completed the work group meeting for the feasibility of the LODGE. We held four sessions, reviewing the functionality, the technical and location aspects of the Lodge portion of the building.
3. The committee started and completed the feasibility of the LOUNGE. We held two sessions also reviewing the functionality, the technical and location aspects of the lounge. We have collected information from the focus groups and reviewed these community comments to determine the potential wants that the board might consider for the 5-year plan. The evaluation research precedes a decision to remodel or rebuild the various buildings included in the 5- and 30-year plans. This is a study, not a decision.
4. The committee started the feasibility of the restaurant and kitchen portion of the lodge building in August.
5. The information and research discussed by the Work Group members have been open and revealing. The committee is ensuring that an open dialogue takes place during all meetings. We thank all the participants in the focus and work group meetings for the volunteer time they spent with the committee.
6. The information will be assembled in September of 2021.

Respectfully submitted
Terry Borgman, LRPC Chair

Zoning Committee Report

As of 7/31/2021

Below is a breakdown of the permits for July.

	2021 Building/Zoning Permit Status	
	<i>July</i>	<i>YTD</i>
Residence	4	22
Dock/boat lift	0	35
Additions	0	8
Repair/Replace	1	12
Pool	0	2
Deck	0	11
Garage	1	3
Storage	1	11
Boat Cover	0	0
Carport	0	0
Fence	0	13
Misc	4	15
TOTALS	11	132

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

Respectfully submitted,

Pete Levermore

Zoning Committee chair



August 14, 2012

Election Inspectors/Nominating Committee
(Margi Borgman/Dave Patton/Nan McHugh):

The candidate applications for WPOA and WRWSD Board of Trustees elections are available in the Administration Office and on the Lake Waynoka website. These positions are for the 2022-2024 term. Applications must be completed and returned to the Administration Office by the deadline of Monday, September 27, 2021, by 4 pm.