



Lake Waynoka

Waynoka Property Owners Association, Inc.

Homes. Camping. Fishing. Boating.

WAYNOKA PROPERTY OWNERS ASSOCIATION

1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
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AGENDA DECEMBER 12, 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
Todd Holt
John Barton
Sean Moore
Jim Marck

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

GENERAL OPERATING FUNDS:	11/30/2022	11/30/2021
OPERATING CHECKING/PEOPLES	\$40,854.04	\$31,248.00
CHARGE CARD ACCOUNT	\$47,582.74	\$21,913.87
OPER SAVINGS/FIRST STATE BANK	\$52,885.79	\$50,995.18
RESERVE OPERATING/FIRST STATE BANK	\$428,895.40	\$564,351.04
LOTTERY CHECKING	\$6,432.76	\$4,860.40
TOTAL OPERATING FUNDS:	\$576,650.73	\$673,368.49
 ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$497,057.20	\$311,968.84
\$100.00 LAKE ASSESSMENT	\$87,221.85	\$73,809.68
\$115.00 IMPROVEMENT ASSESSMENT	\$277,434.93	\$244,575.45
CAMPGROUND IMPROVEMENT	\$121,463.25	\$88,659.69
TOTAL	\$983,177.23	\$719,013.66
 WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$173,474.63	\$173,474.63
1ST STATE CDARS #1024986639	\$134,477.60	\$134,253.99
1ST STATE CDARS #700700590	\$53,066.02	\$153,976.13
1ST STATE CDARS #700700838	\$154,437.47	\$52,473.57
TOTAL INVESTMENTS:	\$515,455.72	\$514,178.32
TOTAL ALL ACCOUNTS:	\$2,075,283.68	\$1,906,560.47

	2022	2022 PLAN EXPECTED
2022 INCOME OF NOVEMBER	2022	
\$2,342,000.00	95%	96%
 2022 EXEPSNE OF NOVEMBER		
\$2,384,000.00	95%	93%

Treasurer Report Month Ending November 2022

Operating Funds

November total operating income was \$63,000.00.

November total operating expenses were \$162,000.00 with no unexpected expenses.

Operating fund balance at the end of November was \$576,650.73

Operating income for the year at the end of November was \$2,432,000.00. That is 95% of the plan for 2022. Expected income at the end of November was 96% so 1% under budget.

Operating expense for the year at the end of November was \$2,384,000.00. That is 95% of the plan for 2022. Expected expense at the end of November was 93% so 2% over budget.

Allocated Assessment Funds

Income for allocated operating assessments in November were \$25,000.00

Assessment account expenditures in November totaled \$26,000.00 We bought a new Snow Plow and completed fish stocking on the lake.

Balance of all allocated assessment accounts at the end of November were \$983,177.23

Invested Funds

Invested Reserves at the end of November totaled \$515,455.72

Total cash on hand at the end of November was \$2,075,283.68

Managers' Report

This year has been a very challenging year for the staff getting items they need and the lake financially with almost 10% inflation and supply chain issues. Through the hard work of our staff, we have managed to get everything we needed sometimes delayed, to keep everything going and stay within the budget set for the year.

We plan to bring the lake down 5 to 7 feet this winter for dock and shoreline work. The Valve is now open and should remain open until about mid-February.

The WPOA Personnel Policies Manual is back from review with the attorneys. Recommended changes were reviewed with the board. During review the board had some questions for the attorneys and we are awaiting their reply.

Maintenance completed the installation of the slide at Little Turtle. More work to do there over the winter but the biggest part has been completed.

We have been having weekly meetings with the LRPC working on the short- and long-term capital budget. A rough draft of this budget has been presented to the board and should be finalized and past at the January monthly meeting.

After our meeting at the east end of the lake last month maintenance has cleared an area and installed a second silt catch area. The removal of the trees and smoothing of the terrain will make it much easier to access the area for ongoing work in the area. We have also contacted the MAD Scientists for another visit to get recommendation on what else we may be able to do with silt mitigation in this area.

The WRWS restarted the water plant and we are back on our own water as of December 5th.

Lake Waynoka Police & Security Monthly Report

November 2022

Calls for Service	58	Animal Complaints	16
Arrests	2	Dog	13
Reports	27	Other Animals	3
Citations	1	Grinder Pumps	30
Warnings	14	Squad Calls	6
Security Checks	94	Fire Runs	2
Campground Calls	4	Livewell Checks	7

Gate Counts

RFID Front- 13,230	Front Security Lane- 8,793
RFID Rear Entry- N/A	Rear Exit- 22,474

Vehicle Information

Vehicle 1391	Fuel-38.5 gal	Miles Driven-541.9
Vehicle 1591	Fuel-160.2 gal	Miles Driven-2,121.4
Vehicle 2091	Fuel-N/A	Miles Driven-N/A

Other Information from Police & Security

The Ohio state issued burn ban was officially lifted at midnight on December 1, 2022.

During the month of November, the Police Department saw an increase in impaired subjects, and violent offenses. All situations were handled professionally and were resolved without any injuries reported to officers or subjects. Charges have been filed, and all subjects are innocent until proven guilty. Investigations on these incidents will continue to ensure the safety of the community.

December 2022 Long Range Planning Committee Report

1. The committee has finished a review of the 2023 Capital assessment report. The three capital 2023 assessment accounts are being reviewed by the WPOA Board in December 2022 and will be voted upon in the January Monthly WPOA meeting. The proposed projects included are:
 - Roads – Asphalt paving, replacement culverts under roads, and road crack sealing.
 - Lake – 6 months of dredging, Aqua Doc treatment of algae, shoreline protection, restocking of fish, general dock repairs and the replacement of the Hiawatha Dock.
 - Improvements – Replacement of exterior features of the rec center exterior, Replacement of a major HVAC unit for the gym, maintenance & repair of exercise equipment, Roofing for the Lounge and Pool buildings, replacement of the indoor pool filters and maintenance, replacement of a bush hog used for mowing, replacement of a major piece of maintenance 20 year old equipment and a salt box spreader used on a pickup truck for winter maintenance.
2. We continue to review professional services to determine the cost of a new project at the direction of the WPOA Board.
3. The long range plan includes a sediment prevention plan project in 2024 - 2025. The GM at the direction of the Board, will investigate with an engineering consultant. The purpose of the evaluation is to minimize sedimentation flowing into the Atoka, Kiddie Coral, and Straight Creek from the upstream farmland watersheds of the lake.
4. Recently, existing sediment ponds were cleaned out upstream of Lake Waynoka drive at the east end of the lake.
5. The Committee continues to study the community increasing population trends and its impact on the community in the future.

Zoning/Building Committee Report

As of 11/30/2022

Below is a breakdown of the permits for November.

	2022 Zoning/Building Permit Status	
	<i>Nov</i>	<i>YTD</i>
Residence	2	40
Dock/boat lift	5	37
Additions	1	10
Repair/Replace	1	25
Pool	0	2
Deck	1	14
Garage	2	14
Storage	2	17
Boat Cover	0	0
Carport	0	0
Fence	3	21
Misc	0	8
TOTALS	17	188

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair