



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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AGENDA
December 14, 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

COMMUNITY SUGGESTIONS:

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:	11/30/2024	11/30/2023
OPERATING CHECKING/PEOPLES	\$64,600.65	\$33,191.39
CHARGE CARD ACCOUNT	\$30,708.29	\$53,622.89
OPER SAVINGS/FIRST STATE BANK	\$25,856.91	\$105,654.09
RESERVE OPERATING/FIRST STATE BANK	\$361,105.65	\$419,423.59
LOTTERY CHECKING	\$2,345.43	\$4,810.37
TOTAL OPERATING FUNDS:	\$484,616.93	\$616,702.33
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$925,985.72	\$645,542.44
\$130.00 LAKE ASSESSMENT	\$113,083.38	\$120,805.33
\$115.00 IMPROVEMENT ASSESSMENT	\$292,886.42	\$311,169.44
CAMPGROUND IMPROVEMENT	\$121,866.86	\$59,123.09
TOTAL	\$1,453,822.38	\$1,136,640.30
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:	\$2,467,628.57	\$2,271,024.82

2024 INCOME END OF November	2024	2024 EXPECTED
\$2,770,000.00	92%	96%
2024 EXPENCE END OF November		
\$2,574,000.00	89%	92%

Treasurer Report Month Ending November 2024

Operating Funds

November total operating income was \$84,000.00

November total operating expenses were \$215,000.00 with no unexpected expenses.

Operating fund balance at the end of November was \$484,616.93

Operating income for the year at the end of November was \$2,770,000.00. That is 92% of the plan for 2024. Expected income at the end of November was 96% so 4% under budget.

Operating expense for the year at the end of November was \$2,514,000.00. That is 89% of the plan for 2024. Expected expense at the end of November was 92% so 3% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in November was \$6,000.00

Assessment account expenditures in November totaled \$11,000.00 . Dam light repair, Pool cover.

Balance of all allocated assessment accounts at the end of November were \$1,473,822.38

Invested Funds

Invested Reserves at the end of November totaled \$529,189.26

Total cash on hand at the end of November was \$2,467,628.57



Date 12.14.2024

Subject: General Manager's Report

Water Leak Update – December 7, 2024

On December 7, 2024, we experienced a water leak that impacted the entire community. I want to express my sincere thanks to our dedicated team for their swift action in identifying and repairing the issue. Their hard work and commitment ensured that the disruption was minimized, and the water service was quickly restored. Moving forward, we are implementing additional measures to improve communication and response times during similar events, including establishing clearer protocols and enhancing our notification system. This will allow us to keep residents informed in real-time, ensuring better preparedness in the future.

Chicken Farm and Water Quality Monitoring

We continue to monitor the chicken farm near the lake and its potential impact on the water quality. One area of concern has been the potential for E. coli contamination in both the lake and service water. We have partnered with the EPA to address this matter and ensure that E. coli levels are consistently monitored and kept within safe limits. Regular testing will be conducted, and we are working closely with all relevant parties to ensure that the necessary steps are taken to prevent any adverse effects on water quality and, ultimately, the safety of our community.

Lake Valve

We opened the valve on the lake on December 2, 2024. Currently, we are draining the lake at a rate of two inches per day. This is the proper ratio to ensure we are mixing the lagoon water with the lake water. The valve will be open until approximately February 15, 2025, at which point we will close the valve to help fill up the lake for our Spring drain.

2025 Budget and Efficiency Goals

As we approach 2025, one of our primary goals in next year's budget is to enhance the efficiency of operations throughout the community. This will involve reviewing current workflows, optimizing staffing levels, and improving our security measures. We are actively seeking ways to streamline both operational costs and the services we offer, all while maintaining the high standards of safety and community experience that Lake Waynoka is known for. I would like to take this opportunity to thank the WPOA, especially Treasurer Lane and the entire finance committee, for their hard work and dedication in crafting the 2025 budget. Their expertise and attention to detail are invaluable as we work toward a successful and efficient 2025.



Long Range Planning Committee

I would also like to express my gratitude to the Long Range Planning Committee for their ongoing efforts in shaping the future of Lake Waynoka. A special thanks to Mr. Terry Borgman for his unwavering commitment to the planning process. His insights and dedication to the long-term vision of the community have been truly exceptional. Mr. Borgman is a key figure in ensuring that Lake Waynoka continues to thrive and evolve in the years ahead.

General Manager's Lunches

Our first "Lunch with the General Manager" was a great success, providing an open space for residents to engage with me directly and share their ideas and concerns. It was a rewarding experience, and I'm looking forward to our next lunch, which is scheduled for December 18, 2024, at 1:00. I encourage everyone to attend and join in the conversation.

Personal Thanks to Mr. Paul Cahall

Lastly, I want to personally thank Mr. Paul Cahall for spending the past 8.5 weeks with me. His support and wealth of knowledge have been invaluable as I've worked to get up to speed on the inner workings of the lake and the community. I am truly grateful for the time we've spent together, and I've learned so much from his experience and dedication.

Thank you,

Todd Wilkin

General Manager

Lake Waynoka Police & Front Gate: Monthly Report

November 2024

Calls for Service	41	Animal Complaints	12
Arrests	0	Grinder Pumps	8
Reports	20	Squad Calls	13
Citations	3	Fire Runs	1
Warnings	15	Livewell Checks	0
Security Checks	83		

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

Campground	2	Rec. Center	0
Lounge	0	Lodge	0

Gate Counts

RFID Front- 15,024	Front Guest Lane- 9,135
RFID Rear Entry- 16,843	Rear Exit- 20,096

Vehicle Information

Vehicle 1391	Fuel- 69.6 gal	Miles Driven-973.0
Vehicle 1591	Fuel- 80.1 gal	Miles Driven-600.0
Vehicle 2091	Fuel- 99.9 gal	Miles Driven-1,849

Other Information from The Lake Waynoka Police Department

Reminder: The Ohio state issued burn ban was lifted on December 1, 2024, and will not be back in effect until March 1, 2025, per Ohio Revised Code (ORC) 1503.18. For more information, please visit <http://ohiodnr.gov/>

December 2024 LRPC Report for Monthly WPOA Meeting

The Long Range Planning Committee met with the General Manager and the WPOA Board earlier this month to review proposed 2025 capital assessment projects for the Roads, Lake and Improvements accounts and whether there will be adequate revenue for them. The WPOA Board is reviewing these projects before finalizing the 2025 capital assessment budget. This budget will be finalized in January and voted on at the January 11, 2025, monthly meeting.

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

Zoning/Building Committee Report

As of 11/30/2024

Below is a breakdown of the permits for November.

2024 Zoning/Building Permit Status

	<i>Nov</i>	<i>YTD</i>
Residence	2	27
Dock/boat lift	5	26
Additions	0	4
Repair/Replace	2	23
Pool	0	3
Deck	0	7
Garage	1	10
Storage	4	25
Boat Cover	0	0
Carport	0	0
Fence	1	17
Misc	0	6
TOTALS	15	148

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.

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

Pete Levermore
Zoning/Building Committee chair