



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
FAX: 937-446-3253

AGENDA
December 9, 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
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

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

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

GENERAL OPERATING FUNDS:	11/30/2023	11/30/2022
OPERATING CHECKING/PEOPLES	\$33,191.39	\$40,854.04
CHARGE CARD ACCOUNT	\$53,622.89	\$47,582.74
OPER SAVINGS/FIRST STATE BANK	\$105,654.09	\$52,885.79
RESERVE OPERATING/FIRST STATE BANK	\$419,423.59	\$428,895.40
LOTTERY CHECKING	\$4,810.37	\$6,432.76
TOTAL OPERATING FUNDS:	\$616,702.33	\$576,650.73
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$616,341.97	\$497,057.20
\$115.00 LAKE ASSESSMENT	\$133,970.21	\$87,221.85
\$115.00 IMPROVEMENT ASSESSMENT	\$275,397.11	\$277,434.93
CAMPGROUND IMPROVEMENT	\$33,858.47	\$121,463.25
TOTAL	\$1,059,567.76	\$983,177.23
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$175,477.89	\$173,474.63
FIFTH THIRD	\$134,700.81	\$134,477.60
1ST STATE CDARS #700700590	\$53,066.02	\$53,066.02
1ST STATE CDARS #700700838	\$154,437.47	\$154,437.47
TOTAL INVESTMENTS:	\$517,682.19	\$515,455.72
TOTAL ALL ACCOUNTS:	\$2,193,952.28	\$2,075,283.68

2023 INCOME END OF October	2023	2023 EXPECTED
\$2,635,000.00	98%	98%
2023 EXPENSE END OF October	92%	92%
\$2,408,000.00		

Treasurer Report Month Ending November 2023

Operating Funds

November total operating income was \$84,000.00

November total operating expenses were \$164,000.00 with no unexpected expenses.

Operating fund balance at the end of November was \$616,702.33

Operating income for the year at the end of November was \$2,635,000.00. That is 98% of the plan for 2023. Expected income at the end of November was 96% so 2% over budget.

Operating expense for the year at the end of November was \$2,408,000.00. That is 92% of the plan for 2023. Expected expense at the end of November was 92% so right on budget.

Allocated Assessment Funds

Income for allocated operating assessments in November were \$8,000.00

Assessment account expenditures in November totaled \$43,000.00 for Play Ground and fish stocking.

Balance of all allocated assessment accounts at the end of November were \$1,059,567.76

Invested Funds

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

Total cash on hand at the end of November was \$2,193,952.28

Managers' Report

I would like to thank all the volunteers that work on the budgets for their hard work and selfless dedication. They have dedicated countless of hours of their time in meetings and research to develop the four budgets required. WPOA Operating, WRWSD Operating, Capital budget for 2024 and the contract for employee's between WPOA and the WRWSD. These interlinked budgets are a monumental task that starts in September each year and runs to the end of the year. These budgets combined cover close to \$5.5 million in income and an equal amount of expenses.

The lake lowering has started and weather permitting we will be keeping the lake down between 5 and 7 feet until mid-February. We have a long list of projects that can only be done while the lake is down and we hope to catch up on that list this winter.

There was some vandalism in the Recreation Center and we were able to identify those who did it. Criminal charges are being filed and those responsible have been banned from the Lot 177 area.

The campground has been closed and winterized for the season.

The old playground equipment has been removed from the campground to be replaced with a new playground area. We have taken the sand from the old playground and re-used it at the beach. The area is being rehabbed but it has not been decided yet if it will be a green area or an extension of the boat parking area.

The dredging equipment has been removed from the lake. There are several repairs and preventive maintenance that will need to be done before it goes back into the lake for next year's dredging program.

Lake Waynoka Police & Front Gate: Monthly Report

November 2023

Calls for Service	21	Animal Complaints	5
Arrests	0	Grinder Pumps	10
Reports	11	Squad Calls	9
Citations	2	Fire Runs	3
Warnings	7	Livewell Checks	2
Security Checks	85		

Gate Counts

RFID Front- 13,025	Front Guest Lane- 7,830
RFID Rear Entry- 15,954	Rear Exit- 18,567

Vehicle Information

Vehicle 1391	Fuel-N/A	Miles Driven-N/A
Vehicle 1591	Fuel-67.3 gal	Miles Driven-1,188
Vehicle 2091	Fuel-97.9 gal	Miles Driven-1,599.2

December 2023 LRPC Report for the Monthly WPOA Meeting

1. The Long Range Planning Committee reviewed the capital assessment project work completed in 2023 and compared actual costs to budgeted costs.
 - a. Improvements capital assessment account - 99% of budgeted work is done.
 - i. Lodge repairs to remediate water damage were completed.
 - ii. Reroofing the lounge and pool equipment building are completed.
 - iii. Salvage value was collected on two pieces of Maintenance equipment.
 - b. Lake capital assessment account - 95% of budgeted work is done.
 - i. Dredging work was delayed due to low water levels, and will be completed in 2024.
 - c. Roads capital assessment account - 100% of budgeted work is done.
 - i. Running Bear emergency culvert repair was completed with additional expenses approved by the WPOA Board.
2. The LRPC, General Manager and WPOA Board completed the initial projects and capital assessment budgets for 2024, with awareness that funding must exceed expenses. Membership comments and suggestions that have been shared with the Board will be considered.
 - a. Improvements capital assessment account - under consideration for 2024:
 - i. Essential lodge repairs (roof, plumbing, foundation).
 - ii. Rec Center - annual exercise equipment repairs, minor roof repairs, scheduled interior upgrades, exterior repair work.
 - iii. Outdoor pool - cartridge filter replacements, scheduled furniture replacements, tennis court lighting repair, a new pool cover to replace the damaged one.
 - iv. Maintenance equipment replacement (2000 GMC truck), a zero turn mower purchase, a replacement Rec Center floor cleaner purchase.
 - b. Lake capital assessment account - under consideration for 2024:
 - i. Annual lake maintenance - algae control, cove and main channel dredging (3 months), stocking fish, erosion control, dock repairs.
 - ii. Sedimentation prevention program at Kiddie Corral.
 - iii. Docks at the Marina (concrete and wooden), Red Cloud and Pontiac.
 - iv. Pavilions at Kiddie Corral will be refurbished.
 - c. Roads capital assessment account - under consideration for 2024:
 - i. Routine road paving and upgrading to asphalt.
 - ii. Saving for Waynoka Drive repaving project in 2029.
3. The WPOA Board will make a final review in December and vote on the proposed assessments in January, 2024.

Respectfully Submitted,
Terry Borgman, LRPC Chair

Zoning/Building Committee Report

As of 11/30/2023

Below is a breakdown of the permits for November.

2023 Zoning/Building Permit Status

	<i>Nov</i>	<i>YTD</i>
Residence	1	23
Dock/boat lift	0	25
Additions	1	6
Repair/Replace	1	36
Pool	0	3
Deck	2	14
Garage	2	16
Storage	0	16
Boat Cover	0	0
Carpport	0	0
Fence	0	17
Misc	0	13
TOTALS	7	169

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

WPOA December 9, 2023 Monthly Meeting

- The nominating/election committee would like to thank all the candidates for the time and energy they put into this election.
- We had a record number of votes this year at 52% and also a very close race.
- As it stands now, we would like to congratulate the following New Board of Trustees pending the requested recount (which has not been scheduled as of yet).

Charles Miller

Nancee Klein

Chris Lane

- In the unlikely event the results change after the recount, it will be posted on Facebook and around the community.
- Thank you also to the following people that helped with the tedious task of counting the votes.

Jackie and Mike Mathes

Judy and Scott Levermore

Claudia and Tom Gutz

Sue and Pete Levermore

Sue and Dan Federico

Cindy and Scott Harper

Bobbi Jones

Eileen Brown

Carolyn Cooper

Debbie Woods

Debbie Palmer

Terry McNees