



WAYNOKA PROPERTY OWNERS ASSOCIATION  
1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
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**AGENDA**  
February 11, 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  
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

**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 Beard ....President  
Jenny Ellis..... Vice President  
Ken Crank.....Secretary  
Vern Taylor.....Treasurer  
Pat Raleigh.....Member at Large  
Todd Holt  
John Barton  
Sean Moore  
Jim Marck

## **Treasurer Report Month Ending January 2023**

### **Operating Funds**

January total operating income was \$209,000.00.

January total operating expenses were \$200,000.00 with no unexpected expenses.

Operating fund balance at the end of January was \$511,020.87

Operating income for the year at the end of January was \$209,000.00. That is 8% of the plan for 2023. Expected income at the end of January was 5% so 3% over budget.

Operating expense for the year at the end of January was \$200,000.00. That is 8% of the plan for 2023. Expected expense at the end of January was 8% so on budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in January were \$90,000.00

Assessment account expenditures in January totaled \$10,000.00

Balance of all allocated assessment accounts at the end of January were \$978,802.87

### **Invested Funds**

Invested Reserves at the end of January totaled \$515,559.69

Total cash on hand at the end of January was \$2,005,383.43

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

GENERAL OPERATING FUNDS:	1/31/2023	1/31/2022
OPERATING CHECKING/PEOPLES	\$117,536.73	\$40,011.58
CHARGE CARD ACCOUNT	\$59,503.30	\$43,194.79
OPER SAVINGS/FIRST STATE BANK	\$3,591.88	\$206,634.34
RESERVE OPERATING/FIRST STATE BANK	\$328,895.40	\$398,851.04
LOTTERY CHECKING	\$1,493.56	\$2,151.14
<b>TOTAL OPERATING FUNDS:</b>	<b>\$511,020.87</b>	<b>\$690,842.89</b>
 <b>ASSESSMENTS</b>		
\$175.00 ROADS ASSESSMENT	\$536,651.90	\$318,432.49
\$100.00 LAKE ASSESSMENT	\$45,307.87	\$45,584.29
\$115.00 IMPROVEMENT ASSESSMENT	\$296,369.14	\$242,092.43
CAMPGROUND IMPROVEMENT	\$100,473.96	\$82,330.00
<b>TOTAL</b>	<b>\$978,802.87</b>	<b>\$688,439.21</b>
 <b>WPOA INVESTMENTS:</b>		
* 1ST STATE CDARS #1024534762	\$173,533.68	\$173,474.63
1ST STATE CDARS #1024986639	\$134,522.52	\$134,231.22
1ST STATE CDARS #700700590	\$53,066.02	\$0.00
1ST STATE CDARS #700700838	\$154,437.47	\$52,473.57
 <b>TOTAL INVESTMENTS:</b>	 <b>\$515,559.69</b>	 <b>\$360,179.42</b>
 <b>TOTAL ALL ACCOUNTS:</b>	 <b>\$2,005,383.43</b>	 <b>\$1,739,461.52</b>

<b>2023 INCOME OF DECEMBER</b>	<b>2023</b>	<b>2023 EXPECTED</b>
<b>\$209,000.00</b>	<b>8%</b>	<b>5%</b>
 <b>2023 INCOME OF DECEMBER</b>		
<b>\$200,000.00</b>	<b>8%</b>	<b>8%</b>

## Managers' Report

Spectrum has updated our systems from the change from Bryer Cable. All of phones and internet connection are now working properly.

We had planned to bring the lake down 5 to 7 feet this winter for dock and shoreline work. The Valve has been open since late November and should remain open until about mid-February. Mother nature again is not helping us with this process but we are doing all we can without putting early boating season in jeopardy.

The work on the drainage issues in the campground continues. They have come in and cleaned out all blockages out of and inspected all drainage lines. Work will continue along with a long-range recommendation from the engineer.

Repairs on the lodge continue after the waterline busting. Most of these repairs are covered under our insurance and should be completed by the end of February. Maintenance has been taking advantage of the time by doing other upgrades needed in the restaurant area. Some delays have occurred because of insurance vs contractor negotiations.

Maintenance continues to work on ditching and clearing the roadsides of brush and obstructions.

A committee of the board, Jackson Township Trustees and representatives from Russellville Fire department had a meeting to discuss the fire gate and negotiations continue.

## Zoning/Building Committee Report

As of 1/31/2023

Below is a breakdown of the permits for January.

### 2023 Zoning/Building Permit Status

	<i>Jan</i>	<i>YTD</i>
Residence	4	4
Dock/boat lift	8	8
Additions	0	0
Repair/Replace	0	0
Pool	0	0
Deck	0	0
Garage	3	3
Storage	1	1
Boat Cover	0	0
Carport	0	0
Fence	2	2
Misc	1	1
<b>TOTALS</b>	<b>19</b>	<b>19</b>

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

# Lake Waynoka Police & Security Monthly Report

January 2023

<b>Calls for Service</b>	<b>42</b>	<b>Animal Complaints</b>	<b>13</b>
<b>Arrests</b>	<b>0</b>	<b>Dog</b>	<b>12</b>
<b>Reports</b>	<b>21</b>	<b>Other Animals</b>	<b>1</b>
<b>Citations</b>	<b>3</b>	<b>Grinder Pumps</b>	<b>18</b>
<b>Warnings</b>	<b>13</b>	<b>Squad Calls</b>	<b>2</b>
<b>Security Checks</b>	<b>87</b>	<b>Fire Runs</b>	<b>0</b>
<b>Campground Calls</b>	<b>3</b>	<b>Livewell Checks</b>	<b>0</b>

## Gate Counts

<b>RFID Front- 13,390</b>	<b>Front Guest Lane- 7,878</b>
<b>RFID Rear Entry- N/A</b>	<b>Rear Exit- 16,501</b>

## Vehicle Information

<b>Vehicle 1391</b>	<b>Fuel-68.0 gal</b>	<b>Miles Driven-887.3</b>
<b>Vehicle 1591</b>	<b>Fuel-107.8 gal</b>	<b>Miles Driven-1,225.0</b>
<b>Vehicle 2091</b>	<b>Fuel-62.8</b>	<b>Miles Driven-651.2</b>

## Report of the Lake Waynoka Rules and Regulations Committee

February 8, 2023

At the request of the WPOA Board of Trustees the Rules and Regulations Committee over the past several months has been reviewing Fine Schedule found in the Lake Waynoka General Rules and Regulations, Volume 1, page 21. Our review has included:

- The individual schedules within the Fine Schedule, as well as the level of fines and other penalties defined in the Fine Schedule.
- A process of creating a master list of all violations defined in Volume 1 along with their associated fine or penalty.
- Review of several legal articles regarding the purpose and level of fines and other penalties, and legal implications.
- Contact with several other lake communities, and small communities to explore best practices.

We are currently developing a report for presentation to the WPOA Board, including recommendations regard the level of fines and penalties for violations and how they are categorized. These will be reviewed with the Chief of the Lake Waynoka Rangers and the General Manager, who bear primary responsibility for enforcement, before submission to the Trustees.

Respectfully submitted,

Greg Stover

Chair, Rules and Regulations Committee