



**WAYNOKA PROPERTY OWNERS ASSOCIATION**

**1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
FAX: 937-446-3253**

**AGENDA  
February 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

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

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

1/31/2022

GENERAL OPERATING FUNDS:	1/31/2022	1/31/2021
OPERATING CHECKING/PEOPLES	\$48,812.86	\$100,931.42
CHARGE CARD ACCOUNT	\$44,472.58	\$24,181.99
OPER SAVINGS/FIRST STATE BANK	\$52,050.21	\$361,641.58
RESERVE OPERATING/FIRST STATE BANK	\$398,851.04	\$214,351.04
LOTTERY CHECKING	\$10,139.39	\$3,954.60
<b>TOTAL OPERATING FUNDS:</b>	<b>\$554,326.08</b>	<b>\$705,060.63</b>

**ASSESSMENTS**

\$170.00 ROADS ASSESSMENT	\$318,244.04	\$214,839.04
\$70.00 LAKE ASSESSMENT	\$43,316.36	\$35,600.94
\$110.00 IMPROVEMENT ASSESSMENT	\$241,974.37	\$142,380.64
CAMPGROUND IMPROVEMENT	\$77,240.66	\$49,253.24
<b>TOTAL</b>	<b>\$680,775.43</b>	<b>\$442,073.86</b>

**WPOA INVESTMENTS:**

* 1ST STATE CDARS #1024534762	\$173,474.63	\$173,474.63
1ST STATE CDARS #1024986639	\$134,231.22	\$132,944.36
1ST STATE CDARS #10213359878	\$157,136.13	\$153,976.13
1ST STATE CDARS #700700590	\$52,473.57	\$52,304.64
PEOPLES BANK/CDARS	\$0.00	\$0.00
<b>TOTAL INVESTMENTS:</b>	<b>\$517,315.55</b>	<b>\$512,699.76</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$1,752,417.06</b>	<b>\$1,659,834.25</b>

2022 INCOME END OF JANUARY	2022	2022 PLAN EXPECTED
\$95,000.00	4%	5%

2022 EXPENSES OF JANUARY	8%	8%
\$193,000.00		

## **Treasurer Report Month Ending January 2022**

### **Operating Funds**

January total operating income was \$95,000.00.

January total operating expenses were \$193,000.00 with no unexpected expenses.

Operating fund balance at the end of January was \$554,326.08

Operating income for the year at the end of January was \$95,000.00. That is 4% of the plan for 2022. Expected income at the end of January was 5% so 1% under budget.

Operating expense for the year at the end of January was \$193,000.00. That is 8% of the plan for 2022. Expected expense at the end of January was 8% right on budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in January were \$53,000.00

Assessment account expenditures in January totaled \$13,000.00 Mostly lumber for scheduled dock repair.

Balance of all allocated assessment accounts at the end of January were \$680,775.43

### **Invested Funds**

Invested Reserves at the end of January totaled \$517,315.55

Total cash on hand at the end of January was \$1,752,417.06

## Managers' Report

We had hoped to release an update to our web site this month that would give you the following capabilities at the member log in: See your WPOA account, pay your annual bill, renew your guest cards, authorize guest cards, turn off guest cards and leave guest passes at the front gate. We were having an issue with Apple devices that has very recently been fixed. We now have to have some training with our staff and expect to go live in the next couple of weeks. We will announce it going live on Facebook the Web page and we will send out an email blast about it.

The attempt to lower the lake continues but mother nature has not been cooperating. We were hoping to bring the lake down about 7 feet so we can replace docks at Hiawatha, the beach, and marina but it is clear we will not achieve that goal. The valve has been open since mid-November and we have decided to leave it open until the end of February in hopes it will help those trying to get their docks put in this winter. We will have to at that time close the valve and allow the lake to fill back up because the first part of April WRWSD will reopen the valve for the second draining of the lagoon and we want to make sure the lake is full and ready for use this next season.

ODNR has approved the repairs on the dam. We hope to start the repairs this spring. We are told that the lake does not have to be drawn down for these repairs to take place. There may be periods of time where the dam road will be closed but we will try and make sure signs go up beforehand so everybody knows when it will be closed. We will try to keep the road closures to a minimum.

During the ice storm maintenance applied over 10,000 lbs of salt and hundreds of hours treating roads and clearing trees off the roads. I am including a breakdown of what they did along with mine and the boards thanks for their efforts.

### February 3<sup>rd</sup> and 4<sup>th</sup> 2022 Snow/Ice Storm Report

Crews had Snow Equipment ready Wednesday evening for the predicted Ice Storm along with accumulating snow later in the evening.

2 Trucks installed plows and had 2 Salt Doggs loaded with Salt to treat Icy Roadways on Waynoka Drive and other dangerous areas on secondary roadways. Numerous trees were falling across roadways with heavy buildup of Ice. Many fell in the Electric Wires causing power outages for 2 days or more. Maintenance crews did open some roadways where trees fell across roadways not in electric lines. There was a point where so many trees were falling across roadways where Maintenance crews started putting traffic cones down closing many roadways.

2 crew members worked all night on Thursday February 3<sup>rd</sup> treating roadways for icy conditions. Started plowing roadways later in evening plowing all night to prevent heavier accumulations of Snow/Ice buildup on Waynoka Drive/ Front and Back Gate areas.

Would like to give a shout out to the Russellville Fire Department that responded in to help Maintenance Department cut up trees across roadways the evening of February 3<sup>rd</sup>. It was much appreciated.

February 4<sup>th</sup> early morning 3 Maintenance Crew Members took over to plow back Waynoka Drive and some secondary roadways that were very icy.

Crews treated Waynoka Drive with Salt along with Front/Back Gate areas some hills and curves, stop signs on secondary roadways. Crews cut up few downed trees across roadways as well.

Crews rested on Saturday February 5<sup>th</sup>.

4 Maintenance crew members returned on Sunday February 6<sup>th</sup> plowing back Waynoka Drive and treating with Salt. Many secondary roadways were plowed out best we could. Some were still very icy underneath where no salt was applied. Crews plowed out parking lots and shoveled and treated walkways at Rec. Center, Lodge/ Lounge and Administration Office.

Monday February 6<sup>th</sup>

Maintenance Department started on removing numerous trees that had fallen across roadways that were still blocked. Crews had to do a lot of Chainsaw work to get trees cut up to be able to remove trees. Heavy equipment had to be used to remove very large trees. It took crews 3 days to finally remove trees across all roadways that were blocked. Nothing has been cleaned up or hauled away. Maintenance Department is getting a list together of all areas where cleanup is needed. Maintenance will be starting cleanup of Trees along Right of Ways in the weeks ahead. Crews have been cleaning trees up in mornings and continuing to plow back secondary roadways after temperatures warm up.

Maintenance Department asked all homeowners that have storm damaged trees on their property to please have it cut up into 10 foot section or less and stack at road edge sideways so crews can come along and load with front end loader that grabs the brush and loads into dump trucks. If you have any questions you can call Marty Chadwell or Melvin Smith at Maintenance Department- (937-446-3558) or the Administration Office. Please be patient with getting Brush picked up due to extremely large amounts of Tree Debris and Brush that Maintenance is working daily on cleaning up.

#### Maintenance Crew Members

- Melvin Smith
- Randy Stivers
- Steve Sanders
- Jack Hathorn
- Marty White
- Marty Chadwell

## Zoning/Building Committee Report

As of 1/31/2022

Below is a breakdown of the permits for January.

### 2022 Zoning/Building Permit Status

	<i>Jan</i>	<i>YTD</i>
Residence	8	8
Dock/boat lift	4	4
Additions	0	0
Repair/Replace	1	1
Pool	0	0
Deck	1	1
Garage	1	1
Storage	1	1
Boat Cover	0	0
Carport	0	0
Fence	0	0
Misc	0	0
TOTALS	16	16

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

Pete Levermore  
Zoning/Building Committee chair

## February Lake Waynoka Art Club Report

From: Joanne Edwards, President (513) 582-8489 Prepared February 9, 2022

Sandy Beard, Vice President, Vicki Nimmo, Treasurer, Julie Wagner, Secretary, Judy Levermore, Member at Large

The Art Club's monthly meeting is the First Monday of every month from 10:00 a.m.–12:00 p.m., September – May. Please contact Joanne before guest attending. We will be having a short meeting then a different Art Activity each month. Our next meeting will be March 7<sup>th</sup> and are activity will be Small Clay Bird Making.

March 19<sup>th</sup> we will be having our next Uncorked on Canvas. Tickets are now on sale. See or call Joanne Edwards for your tickets.

Natural Playground equipment has arrived and has been installed! Thank you once again for all those volunteers who helped install!! Check out what's new at Little Turtle's Destination Park! We are planning new festivities for the Spring and early Summer! Check FB for upcoming events!