



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
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AGENDA
February 8, 2025

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

Treasurer Report Month Ending January 2025

Operating Funds

January's total operating income was \$105,549.27

January's total operating expenses were \$224,756.08, with no unexpected costs.

The operating fund balance at the end of January was \$225,944.92

Operating income for the year at the end of January was \$105,549.27. That is 3% of the plan for 2025. The expected income at the end of January was 6% so 3% under budget.

At the end of January, operating expenses for the year were \$224,756.08. That is 7% of the plan for 2025. The expected expense at the end of January was 7%, so we are on budget.

Allocated Assessment Funds

Income for allocated operating assessments in January was \$7,299.75

Assessment account expenditures in January totaled \$0.00.

The balance of all allocated assessment accounts at the end of January was \$584,255.82

Invested Funds

Invested Reserves at the end of January totaled \$532,366.49

Total cash on hand at the end of January was \$1,342,567.23

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

GENERAL OPERATING FUNDS:	1/31/2025	1/31/2024	
OPERATING CHECKING/PEOPLES	\$31,527.79	\$96,600.09	(\$65,072.30)
CHARGE CARD ACCOUNT	\$29,785.01	\$56,902.74	(\$27,117.73)
OPER SAVINGS/FIRST STATE BANK	\$861.74	\$668.44	\$193.30
RESERVE OPERATING/FIRST STATE BANK	\$161,105.65	\$301,480.62	(\$140,374.97)
LOTTERY CHECKING	\$2,664.73	\$4,574.46	(\$1,909.73)
TOTAL OPERATING FUNDS:	\$225,944.92	\$460,226.35	(\$234,281.43)
ASSESSMENTS			
\$175.00 ROADS ASSESSMENT	\$51,662.06	\$639,437.84	(\$587,775.78)
\$130.00 LAKE ASSESSMENT	\$113,909.65	\$74,867.81	\$39,041.84
\$115.00 IMPROVEMENT ASSESSMENT	\$295,494.47	\$275,168.21	\$20,326.26
CAMPGROUND IMPROVEMENT	\$123,189.64	\$31,932.16	\$91,257.48
TOTAL	\$584,255.82	\$1,021,406.02	(\$437,150.20)
WPOA INVESTMENTS:			
* 1ST STATE CDARS #1026679709	\$185,862.24	\$179,053.13	\$6,809.11
Peoples CD	\$137,483.78	\$137,483.78	\$0.00
1ST STATE CDARS #700700590	\$53,913.04	\$53,066.02	\$847.02
1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43	\$0.00
TOTAL INVESTMENTS:	\$532,366.49	\$524,710.36	\$7,656.13
TOTAL ALL ACCOUNTS:	\$1,342,567.23	\$2,006,342.73	(\$663,775.50)

2024 INCOME END OF January	2025	2025 EXPECTED
\$105,549.27	3%	6%
2024 EXPENSE END OF December		
\$224,756.08	7%	7%



General Manager's Report – February 2025

General Manager's Report

Security & Driver's License Scanning

Security remains a key focus for the well-being of our community. To enhance safety and ensure that only authorized individuals enter, we have introduced driver's license scanning at the front gate. This step will help offer an additional layer of protection for both residents and visitors. We thank you for your cooperation as we continue to prioritize security and maintain a peaceful environment for all.

The only data extracted from your driver's license during the entry process is your name, driver's license number, and state, as displayed on the front of the license. This data is not stored at the guard shack but is instead subjected to robust encryption protocols and securely stored within our centralized server database. The encryption process we use is on par with the industry-standard encryption techniques employed to safeguard sensitive financial data, including credit card transactions, ensuring the highest level of security for all personal information.

To reinforce our commitment to data protection, Lake Waynoka has proactively invested in Cyber Security Insurance. To qualify for this comprehensive coverage, our IT practices underwent a meticulous audit conducted by the insurance provider. This audit meticulously examined our security measures, evaluating whether we adhere to best practices and IT procedures that are crucial to securing and safeguarding personal data. This multi-layered approach to security demonstrates our unwavering dedication to maintaining the confidentiality, integrity, and availability of all data associated with our community.

Back Gate Destruction

The back gate has been a persistent issue since the beginning of this year, and we want to address the situation with the seriousness it warrants. The initial problem involved freezing gates, which we promptly addressed by consulting with the manufacturer and installer. Their recommendation was to install supplementary heaters within the gate housing, a solution that successfully resolved the freezing issue.

However, the situation has escalated. The next issue involved an individual driving around the gate arms at the back gate. After identifying the culprit, we are now taking proactive measures by installing a new fence at the back gate to prevent any further attempts to bypass the system.

Most recently, an individual severely damaged the gate arm, resulting in over \$6,000 in repairs. We are currently waiting for the necessary parts to fix the damage and restore the gate to full operation.

We will hold individuals fully accountable for any damage they cause to the gates. If you collide with or destroy a gate arm, you will be financially responsible for its replacement. This is not a matter of inconvenience—it's a matter of protecting the integrity and security of our community.



Gate Valve Adjustment

Due to the recent heavy rainfall and snowmelt, we have made a necessary adjustment to the gate valve, opening it to $\frac{3}{4}$. While we are still preparing to close the gate valve completely on February 15, we will continue to monitor the situation closely.

Regular GM Meetings

To foster better communication and keep the community engaged, we will be holding monthly General Manager Meetings on the first Monday of each month at 4 PM at the Lodge. These meetings will offer a chance for residents to raise concerns, share updates, and discuss ongoing projects. We strongly encourage everyone to attend and actively participate.

Transparency & Communication

We are fully committed to maintaining transparency and open communication with all members of the community. While we strive to respond to every inquiry, the high volume of calls can sometimes make it challenging. Please know that we are dedicated to addressing your concerns as efficiently as possible, and we greatly appreciate your patience and understanding.

Addressing Rumors

Rumors possess the potential to create unnecessary division and detract from the positive, collaborative atmosphere we strive to foster within our community. We strongly encourage residents to seek factual information directly from us rather than engaging in unverified speculation. By promoting transparent and truthful communication, we can collectively work toward a more informed, cohesive, and harmonious environment.

Regarding the petition to halt the installation of street lights, which was circulated on social media, it is important to clarify that this was a baseless rumor. No discussions or plans have been made to install streetlights, and the emotions stirred by this misinformation were entirely unwarranted. We urge everyone to rely on official channels for accurate updates and avoid the spread of unverified claims that can undermine our community's unity.

3% Convenience Fee on Payments

As everyone was made aware through the budget process and discussions a 3% convenience fee will be applied to all payments made via credit card. This fee helps us offset processing costs. We kindly ask that residents plan accordingly when making payments.

Squaw Valley Work Underway

We are pleased to announce that the work at Squaw Valley is now in progress. The project involves:

- Demolition of outdated docks
- Dredging the channel for improved water access
- Removal of dead trees and debris
- Opening the canopy to allow for smoother boat passage

These upgrades will improve both the accessibility and safety of the area. We appreciate your understanding and patience as we work to complete these important improvements.

Lake Waynoka

Waynoka Property Owners Association, Inc.



Thank you for your ongoing support as we continue to improve our community. If you have any questions, please do not hesitate to reach out or attend our monthly GM meetings.

Thank you,

A handwritten signature in blue ink, appearing to read "Todd Wilkin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Todd Wilkin

General Manager

Lake Waynoka Police & Front Gate: Monthly Report

January 2025

Calls for Service	28	Animal Complaints	7
Arrests	0	Grinder Pumps	4
Reports	17	Squad Calls	14
Citations	2	Fire Runs	0
Warnings	7	Livewell Checks	0
Security Checks	93		

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

Campground	0	Rec. Center	1
Lounge	0	Lodge	0

Gate Counts

RFID Front- 9,773	Front Guest Lane- 7,175
RFID Rear Entry- 11,284	Rear Exit- 15,532

Vehicle Information

Vehicle 1391	Fuel- 41.9 gal	Miles Driven-541.0
Vehicle 1591	Fuel- 96.3 gal	Miles Driven-1,102
Vehicle 2091	Fuel- 119.5 gal	Miles Driven- 1,688.3

Zoning/Building Committee Report

As of 1/31/2025

Below is a breakdown of the permits for January.

2025 Zoning/Building Permit Status

	<i>Jan</i>	<i>YTD</i>
Residence	8	8
Dock/boat lift	6	6
Additions	0	0
Repair/Replace	0	0
Pool	0	0
Deck	0	0
Garage	1	1
Storage	0	0
Boat Cover	1	1
Carport	0	0
Fence	0	0
Misc	0	0
TOTALS	16	16

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.

Pete Levermore
Zoning/Building Committee chair