



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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AGENDA
January 14, 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 BeardPresident
- Jenny Ellis..... Vice President
- Ken Crank.....Secretary
- Vern Taylor.....Treasurer
- Pat Raleigh.....Member at Large
- Todd Holt
- John Barton
- Sean Moore
- Jim Marck

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

GENERAL OPERATING FUNDS:	12/31/2022	12/31/2021
OPERATING CHECKING/PEOPLES	\$22,577.63	\$68,520.17
CHARGE CARD ACCOUNT	\$4,831.51	\$29,386.37
OPER SAVINGS/FIRST STATE BANK	\$52,893.21	\$206,627.72
RESERVE OPERATING/FIRST STATE BANK	\$428,895.40	\$498,851.04
LOTTERY CHECKING	\$1,020.42	\$1,731.05
TOTAL OPERATING FUNDS:	\$510,218.17	\$805,116.35
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$496,195.79	\$311,696.99
\$100.00 LAKE ASSESSMENT	\$21,074.56	\$47,391.28
\$115.00 IMPROVEMENT ASSESSMENT	\$274,491.40	\$239,804.37
CAMPGROUND IMPROVEMENT	\$112,980.72	\$82,327.90
TOTAL	\$904,742.47	\$681,220.54
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$173,474.63	\$173,474.63
1ST STATE CDARS #1024986639	\$134,499.69	\$134,231.22
1ST STATE CDARS #700700590	\$53,066.02	\$0.00
1ST STATE CDARS #700700838	\$154,437.47	\$52,473.57
TOTAL INVESTMENTS:	\$515,477.81	\$360,179.42
TOTAL ALL ACCOUNTS:	\$1,930,438.45	\$1,846,516.31

	2022	2022 PLAN EXPECTED
2022 INCOME OF DECEMBER		
\$2,500,000.00	99%	100%
2022 INCOME OF DECEMBER		
\$2,586,000.00	103%	100%

Treasurer Report Month Ending December 2022

Operating Funds

December total operating income was \$67,000.00.

December total operating expenses were \$198,000.00 with no unexpected expenses.

Operating fund balance at the end of December was \$510,218.17

Operating income for the year at the end of December was \$2,500,000.00. That is 99% of the plan for 2022. Expected income at the end of December was 100% so 1% under budget.

Operating expense for the year at the end of December was \$2,586,000.00. That is 103% of the plan for 2022. Expected expense at the end of December was 100% so 3% over budget.

Allocated Assessment Funds

Income for allocated operating assessments in December were \$3,000.00

Assessment account expenditures in December totaled \$8,000.00

Balance of all allocated assessment accounts at the end of December were \$904,742.47

Invested Funds

Invested Reserves at the end of December totaled \$515,477.81

Total cash on hand at the end of December was \$1,930,438.45

Managers' Report

As many of you may have noticed we have been having big problems with our phone systems. This issue was caused from the change from the old internet company to Spectrum and how that contract was handled by them. We are now back and operating on the numbers we all know and don't expect any further outages. This transition will also give us new opportunities to improve our phone and internet systems further.

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 but has been delayed some due to the heavy rains. The good news is the engineer and the crew working on it were here the day after we had 3 inches of rain and saw the results. All drainage pipes will be cleared of obstructions and scoped for damage. We then get recommendations from the engineer on ways to improve going forward.

We had a recent visit from MAD Scientists to look at the east end of the lake and Kiddy Coral. They are going to come back to us with suggestion on anything else we can do to reduce silt from entering the lake at those locations.

Repairs on the lodge continue after the waterline busting. Most of these repairs are covered under our insurance and should be completed by mid-February. Maintenance is addressing other concerns in the lodge not covered under the insurance to insure this doesn't happen again. We are also taking advantage of all the equipment being out of the restaurant to do some maintenance that will be much easier right now.

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 are having meetings face to face in order hammer out a solution that works for everyone on the fire gate

January 2023 Long Range Planning Committee Report

1. The committee has finished a review of the 2023 Capital assessment report. The three capital 2023 assessment accounts are being reviewed by the WPOA Board in December 2022 and will be voted upon in the January Monthly WPOA meeting. The proposed projects included are:
 - **Roads** – Asphalt paving, replacement culverts under roads, and road crack sealing. We continue to save funds for the Lake Waynoka paving project starting in 2029.
 - **Lake** – 6 months of dredging, Aqua Doc treatment of algae, shoreline protection, restocking of fish, general dock repairs and the replacement of the Hiawatha Dock.
 - i. New lake capital needs include:
 1. An additional project has been proposed to replace the Marina boat fuel dock slips with concrete slips.
 2. An additional study related to sediment prevention is proposed to take place in 2023. Mad Scientist will evaluate the necessary project(s) to reduce the amount of silt flowing from the Kiddie Corral, Straight Creek, and Atoka drainage areas. These projects will not take place until 2024.
 - **Improvements** – Replacement of exterior features of the rec center exterior, Replacement of a major HVAC unit for the gym, maintenance & repair of exercise equipment, Roofing for the Lounge and Pool buildings, replacement of the indoor pool filters and maintenance, replacement of a bush hog used for mowing, replacement of a major piece of maintenance 20 year old equipment and a salt box spreader used on a pickup truck for winter maintenance.
 - i. New improvement needs include:
 1. An additional study to study the repairs to a single truss in the lodge.
 2. The security camera system in the rec center and pool areas need to be replaced. The original system was installed in 2004.
 3. The lodge repair allowance for emergency uninsured repairs.
 4. The HVAC unit for the rec center gym has reached its useful life and is in need for replacement.
2. We continue to review professional services to determine the cost, layout, and picture of a new project at the direction of the WPOA Board.
3. The Committee continues to study the community increasing population trends and its impact on the community in the future.
 - In 2022, 41 homes were built. In the last six years, an average of 30 homes were constructed (180 homes).
 - In 2021 and 2022, 95 boat docks were built or repaired.
 - Additional revenue continues to increase due to the sale of homes and new construction and fees.

Zoning/Building Committee Report

As of 12/31/2022

Below is a breakdown of the permits for December.

	2022 Zoning/Building Permit Status	
	<i>Dec</i>	<i>YTD</i>
Residence	1	41
Dock/boat lift	5	42
Additions	0	10
Repair/Replace	1	26
Pool	0	2
Deck	2	16
Garage	0	14
Storage	2	19
Boat Cover	0	0
Carport	0	0
Fence	0	21
Misc	1	9
TOTALS	12	200

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

Lake Waynoka Police & Security Monthly Report December 2022

Calls for Service	39	Animal Complaints	16
Arrests	0	Dog	14
Reports	18	Other Animals	2
Citations	2	Grinder Pumps	28
Warnings	11	Squad Calls	6
Security Checks	83	Fire Runs	1
Campground Calls	1	Livewell Checks	0

Gate Counts

RFID Front- 15,740	Front Guest Lane- 8,281
RFID Rear Entry- N/A	Rear Exit- 17,855

Vehicle Information

Vehicle 1391	Fuel-61.2 gal	Miles Driven-861.6
Vehicle 1591	Fuel-138.5 gal	Miles Driven- 1,915.0
Vehicle 2091	Fuel-N/A	Miles Driven-N/A