



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

AGENDA
January 13, 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

Treasurer Report Month Ending December 2023

Operating Funds

December total operating income was \$50,000.00

December total operating expenses were \$206,000.00 with no unexpected expenses.

Operating fund balance at the end of December was \$488,721.95

Operating income for the year at the end of December was \$2,655,000.00. That is 99% of the plan for 2023. Expected income at the end of December was 100% so 1% under budget.

Operating expense for the year at the end of December was \$2,617,000.00. That is 100% of the plan for 2023. Expected expense at the end of December was 100% so right on budget.

Allocated Assessment Funds

Income for allocated operating assessments in December were \$5,000.00

Assessment account expenditures in December totaled \$3,000.00 for lumber for dock work.

Balance of all allocated assessment accounts at the end of December were \$1,029,343.01

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

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

GENERAL OPERATING FUNDS:	12/31/2023	12/31/2022
OPERATING CHECKING/PEOPLES	\$18,030.63	\$22,577.63
CHARGE CARD ACCOUNT	\$16,506.98	\$4,831.51
OPER SAVINGS/FIRST STATE BANK	\$30,668.44	\$52,893.21
RESERVE OPERATING/FIRST STATE BANK	\$419,423.59	\$428,895.40
LOTTERY CHECKING	\$4,092.31	\$1,020.42
TOTAL OPERATING FUNDS:	\$488,721.95	\$510,218.17
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$621,794.84	\$496,195.79
\$115.00 LAKE ASSESSMENT	\$97,819.15	\$21,074.56
\$115.00 IMPROVEMENT ASSESSMENT	\$277,796.86	\$274,491.40
CAMPGROUND IMPROVEMENT	\$31,932.16	\$112,980.72
TOTAL	\$1,029,343.01	\$904,742.47
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$179,053.13	\$173,474.63
Peoples CD	\$137,483.78	\$134,499.69
1ST STATE CDARS #700700590	\$53,066.02	\$53,066.02
1ST STATE CDARS #700700838	\$155,107.43	\$154,437.47
TOTAL INVESTMENTS:	\$524,710.36	\$515,477.81
TOTAL ALL ACCOUNTS:	\$2,042,775.32	\$1,930,438.45

2023 INCOME END OF DECEMBER	2023	2023 EXPECTED
\$2,655,000.00	99%	100%
 2023 EXPENCE END OF DECEMBER		
\$2,617,000.00	100%	100%

Managers' Report

The weather has been cooperative for the first part of the winter allowing us to lower the lake enough to work on the replacement docks at the marina. This project has been in the plan for the last 3 winters. The new concrete fueling docks have been put in place and the post set for the wooden docks. This project will be completed this winter.

Maintenance continues to work on the docks at Red Cloud and they will be ready for use this spring. Maintenance has also managed to remove over 2,000 cubic yards of silt from the east end of the lake where Straight Creek empties into the lake. They will continue to work silt removal as long as the weather will allow.

We finished 2023 within 1% of budget predictions. With the size, scope and moving parts of our operating budget this is a great achievement and I would like to thank the Finance Committee, the board members and my staff in making that possible.

At the recent Sherriff's sale the association was able to purchase a lake front property at the east end of the lake at very low price. This property will give us better access to the lake for dredging projects in the future.

Lake Waynoka Police & Front Gate: Monthly Report

December 2023

Calls for Service	24	Animal Complaints	6
Arrests	0	Grinder Pumps	12
Reports	15	Squad Calls	9
Citations	3	Fire Runs	0
Warnings	8	Livewell Checks	0
Security Checks	69		

Gate Counts

RFID Front- 13,832	Front Guest Lane- 7,727
RFID Rear Entry- 17,515	Rear Exit- 18,567

Vehicle Information

Vehicle 1391	Fuel- 29.2 gal	Miles Driven- 939
Vehicle 1591	Fuel- 15.5 gal	Miles Driven- 88
Vehicle 2091	Fuel- 94 gal	Miles Driven- 1,376

Additional Department Information:

The Lake Waynoka Police Department has hired Officer Cody Powell to fill the vacant full-time police officer position. Officer Powell will begin training in January 2024. Once training has been completed, the police department will be able to resume normal coverage and increase police presence, as we will be back operating at full staffing.

The burn ban, issued by the state of Ohio, was lifted on December 1, 2023. Pursuant to ORC 1503.18, the state mandated burn ban will resume again on March 1, 2024.

January 2024 LRPC Report for Monthly WPOA Meeting

1. The Long Range Planning Committee (LRPC) and General Manager have presented Recommendations for the 2024 Capital Assessment project work (33 projects) to the WPOA Board for consideration. A motion to approve these projects is being voted on in the January 2024 Monthly meeting. These projects have been under consideration since June 2023 to January 2024.

- a. **Improvements capital assessment account** - 15 projects are scheduled for 2024.
 - i. **5 projects** were delayed to 2024: Lodge truss repair, plumbing, foundation investigation/repair, lodge roof and exterior wall repair. 3 additional projects were added: new pool cover, zero turn mower and a 20 year old floor cleaner replacement.
 - ii. A **new project** was advanced to 2024 from 2029: the tennis court lights will be repaired. Tennis court resurfacing is scheduled for 2029.
 - iii. **Annual maintenance / repair work** includes Rec Center interior upgrades, exercise equipment, pool pavilion repairs, pool filter cartridge replacements and a replacement for a 2000 model year maintenance truck.
- b. **Lake capital assessment account** - 15 projects are scheduled for 2024.
 - i. **Main channel dredging** will continue for 3 months only. **Dry dredging** is in progress as of December 2023 to February 2024, weather permitting.
 - ii. **Docks** - Red Cloud dock repairs were advanced to 2024 from 2028 and are nearly complete. Replacement of three wood Marina docks with concrete is nearly completed and six wood docks are scheduled to be replaced in 2024. Pontiac docks are scheduled for demolition. Kiddie Corral pavilions will be replaced.
 - iii. **Sediment control projects** - Design and construction and land purchase at Kiddie Corral is scheduled in 2024. Straight Creek project design is scheduled for 2024. The purpose of these projects is to minimize the sediment flowing into the lake from the farmland watershed.
 - iv. **Annual Lake maintenance** - stocking fish, WPOA owned property shoreline protection, minor dock repairs, and Aqua Doc algae treatments are scheduled in 2024.
- c. **Roads capital assessment account** - Three projects are scheduled for 2024.
 - i. **Road paving and repair work** -about 2 miles of 50 total miles is scheduled for asphalt or chip/seal work in 2024. **Culvert and crack repair** work is also scheduled in 2024. Funds continue to be saved for the 10 mile Lake Waynoka Drive paving project scheduled for 2029- 2032.

2. The LRPC and the GM are continuing to develop the 5-year plan (2024 - 2028) and it will be presented to the WPOA Board in April, 2024. Next month, the LRPC will present to the Board for their consideration, a process for the community to submit ideas and projects to the Board for consideration in future budgets within the 5-year plan.

Respectfully submitted,
Terry Borgman,LRPC Chair
Questions 937-515-7842

LAKE ADVISORY COMMITTEE



REPORT

January 13, 2023

Current Ohio boating law requires that all persons operating watercraft in Ohio born after January 1, 1982, complete an approved NASBLA-approved boater education course. In addition to this, the Lake Advisory Committee has recommended that anyone operating a watercraft on Lake Waynoka should have completed an Ohio-approved boater education course.

There are a variety of options available in taking and passing an approved boating education course (classroom, online, or home study), or by taking and passing a proficiency exam. The options range in price (starting at "free") and the amount of time required to complete. Information for each of these methods is provided below.

CLASSROOM

In 2024, certified instructors will offer classroom training at the Lake Waynoka Lodge building on Saturday, March 16 and Saturday, April 20, beginning at 8:00AM. Classroom courses are scheduled for 8 hours, and registration is required. Boating education specific to Lake Waynoka is also discussed in these sessions. There is no cost for this class. You may register by calling the WPOA office.

Other NASBLA-approved classroom courses are available in Ohio. They are developed by ODNR and other volunteer organizations. Some are scheduled all in one day (typically Saturdays); some are stretched out over several sessions (usually in the evening).

Most classes are listed on the ODNR website at:

<https://ohiodnr.gov/discover-and-learn/education-training/boater-education-skills>

ONLINE

Ohio will accept any certificate or card (including those from another state or U.S. territory) if it shows your name, address, date of birth and the NASBLA logo with language that indicates the course was approved by National Association of State Boating Law Administrators and the U.S. Coast Guard. Upon successful completion of an approved on-line boater education course, the course provider will issue a certificate and/or a card. A temporary or permanent certificate is available immediately to download or print upon completion of an on-line course. If the provider also mails a plastic card, expect the card to arrive within 3-5 weeks.

If you boat primarily in Ohio, we recommend that you take a course that contains laws and rules specific to Ohio. Approved Ohio on-line course providers include:

- AceBoater.com
- Boat-Ed.com
- BoaterExam.com
- BoatSmartExam.com
- BoatUS.org (free with printable certificate, customer pays small fee for plastic card)
- www.ilearntoboat.com (an interactive on-line course)

ONLINE (continued)

On-line courses for other states or U.S. territories can be found at www.nasbla.org.

You can order a replacement or updated card for on-line courses through www.ilostmycard.com or by calling (800) 830-2268. Telephone support is available 9 a.m. to 9 p.m. Central Standard Time.

HOME STUDY

A Home Study packet includes a coursebook, an Ohio Boat Operator's Guide, a workbook, and a student test. You study, fill out the workbook, and take the test at your own pace. Then you mail in (or bring in) the completed workbook and test.

Your work is checked, and the test graded. If you pass, you'll get your education card in the mail within 3 to 5 weeks. If you fail, we'll let you know not to expect a card. The Home Study course uses the same coursebook as the Ohio Boating Education Course (classroom). Home study packets maybe ordered at:

<https://ohiodnr.gov/discover-and-learn/education-training/boater-education-skills/1-meeting-boater-ed-requirements>

PROFICIENCY EXAM

This option is recommended for knowledgeable boaters. The proficiency exam is available by appointment from any Watercraft Office and takes about an hour. There is no fee to take a proficiency exam. The test is like the test taken at the end of a classroom boating course. No reference materials are permitted, and you must pass the test with a score of 70 percent.

If you are not familiar with laws like the Mandatory Boater Education law in Ohio, you may not have the level of knowledge required to pass this test. Contact the Watercraft Office nearest you to schedule your exam appointment.

Zoning/Building Committee Report

As of 12/31/2023

Below is a breakdown of the permits for December.

	<i>Dec</i>	<i>YTD</i>
Residence	4	27
Dock/boat lift	2	27
Additions	0	6
Repair/Replace	0	36
Pool	0	3
Deck	1	15
Garage	0	16
Storage	0	16
Boat Cover	0	0
Carport	0	0
Fence	0	17
Misc	0	13
TOTALS	7	176

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair