



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

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

GENERAL OPERATING FUNDS:	12/31/2024	12/31/2023
OPERATING CHECKING/PEOPLES	\$24,410.55	\$18,079.90
CHARGE CARD ACCOUNT	\$9,288.91	\$16,506.98
OPER SAVINGS/FIRST STATE BANK	\$861.74	\$30,668.44
RESERVE OPERATING/FIRST STATE BANK	\$311,105.65	\$419,423.59
LOTTERY CHECKING	\$3,487.63	\$4,092.31
TOTAL OPERATING FUNDS:	\$349,154.48	\$488,771.22
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$46,201.48	\$620,994.84
\$130.00 LAKE ASSESSMENT	\$114,155.81	\$97,819.15
\$115.00 IMPROVEMENT ASSESSMENT	\$294,025.07	\$277,796.86
CAMPGROUND IMPROVEMENT	\$123,046.96	\$31,932.16
TOTAL	\$577,429.32	\$1,028,543.01
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1026679709	\$185,862.24	\$179,053.13
Peoples CD	\$137,483.78	\$137,483.78
1ST STATE CDARS #700700590	\$53,914.04	\$53,066.02
1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:	\$532,367.49	\$524,710.36
TOTAL ALL ACCOUNTS:	\$1,458,951.29	\$2,042,024.59

	2024	2024 EXPECTED
2024 INCOME END OF December		
\$2,836,973.74	94%	100%
2024 EXPENSE END OF December		
\$2,767,536.74	94%	100%

Treasurer Report Month Ending December 2024

Operating Funds

December's total operating income was \$66,688.33

December's total operating expenses were \$190,602.55, with no unexpected costs.

The operating fund balance at the end of December was \$349,154.48

Operating income for the year at the end of December was \$2,836,973.74. That is 94% of the plan for 2024. Expected income at the end of December was 100% so 6% under budget.

Operating expenses for the year at the end of December were \$2,767,536.74. That is 94% of the plan for 2024. The expected expense at the end of December was 100% so 6% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in December was \$6,092.92

Assessment account expenditures in December totaled \$885,023.55. This is the amount paid for the paving project. The strip for Lake Waynoka Drive will be completed this spring.

The balance of all allocated assessment accounts at the end of December was \$1,473,822.38

Invested Funds

Invested Reserves at the end of December totaled \$532,367.49

Total cash on hand at the end of December was \$1,458,951.29



General Manager's Report – January 2025

1. Weather Impact on Lake Draining

As most are aware, the weather over the past month has posed significant challenges to our lake-draining process. While we opened the valve as usual, allowing the lake to lower substantially, the rainfall we experienced throughout December has prevented the water level from reaching the ideal depth necessary for some of the dock work to proceed. With the additional snow accumulation, we anticipate continued difficulty in further lowering the water levels, which may delay the scheduled dock work.

a) Lake Valve Timeline

Looking forward, we plan to keep the lake valve open until approximately February 15, 2025. During this time, we will continue to monitor the water levels and, once the valve is closed, allow the lake to fill back up for the upcoming Spring drain.

b) Lagoon Update

On a positive note, we successfully turned off the lagoon valve on January 2, which has allowed the lagoon to begin refilling in preparation for the Spring drain. This is an important step as we look ahead to our Spring projects.

2. Maintenance Update

Our maintenance team has been hard at work throughout December. They completed approximately 208 cubic yards of dredging in December, bringing the total dredged material for the final two months of the year to approximately 1,300 cubic yards. Additionally, the team was able to remove the end section of the Pontiac Dock that had fallen into disrepair.

In addition to their regular duties, our maintenance crew was also busy with snow removal this week. I want to take a moment to thank them once again for their dedication and hard work. Their commitment is truly appreciated, and we are fortunate to have such a reliable and efficient team.

3. Christmas Celebration

On December 24, we celebrated Christmas with our staff and enjoyed a wonderful afternoon together. I would like to extend my thanks to Mr. Ronnie Devilbliss for providing the main course, and to Ms. Kay Bundy for her generous contribution of food. Everything was delicious, and the event was a wonderful opportunity for the team to connect and share in the holiday spirit.

4. Next General Manager's Meeting

The next scheduled meeting with the General Manager will be on **January 27, 2025, at 4:00 PM at the Lodge**. The meeting will conclude promptly at **6:00 PM** due to other



scheduled meetings. We encourage all who can participate to join us for this important discussion.

5. Looking Ahead

As we move into 2025, I am excited about the many projects we have lined up. Several initiatives will begin shortly and continue throughout the year, and I look forward to the progress we will make together.

Thank you to everyone for their ongoing hard work and commitment as we enter the new year. Here's to a successful 2025!

Thank you,

A handwritten signature in black ink, appearing to read 'Todd Wilkin'. The signature is fluid and cursive, with a long horizontal stroke at the top.

Todd Wilkin

General Manager

Lake Waynoka Police & Front Gate: Monthly Report

December 2024

Calls for Service	36	Animal Complaints	9
Arrests	0	Grinder Pumps	8
Reports	15	Squad Calls	22
Citations	4	Fire Runs	1
Warnings	11	Livewell Checks	0
Security Checks	91		

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

Campground	1	Rec. Center	1
Lounge	0	Lodge	0

Gate Counts

RFID Front- 15,621	Front Guest Lane- 9,672
RFID Rear Entry- 17,103	Rear Exit- 20,301

Vehicle Information

Vehicle 1391	Fuel- 71.6 gal	Miles Driven-804.0
Vehicle 1591	Fuel- 89.7 gal	Miles Driven-793.0
Vehicle 2091	Fuel- 91.3 gal	Miles Driven-1,661.8

Zoning/Building Committee Report

As of 12/31/2024

Below is a breakdown of the permits for December.

2024 Zoning/Building Permit Status

	<i>Dec</i>	<i>YTD</i>
Residence	2	29
Dock/boat lift	5	31
Additions	1	5
Repair/Replace	0	23
Pool	0	3
Deck	0	7
Garage	0	10
Storage	0	25
Boat Cover	0	0
Carport	0	0
Fence	3	20
Misc	0	6
TOTALS	11	159

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