



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

AGENDA
July 13, 2024

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

- 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:	6/30/2024	6/30/2023
OPERATING CHECKING/PEOPLES	\$99,922.23	\$113,040.01
CHARGE CARD ACCOUNT	\$160,768.94	\$161,705.21
OPER SAVINGS/FIRST STATE BANK	\$400,654.34	\$402,904.75
RESERVE OPERATING/FIRST STATE BANK	\$373,225.65	\$428,895.40
LOTTERY CHECKING	\$5,612.65	\$2,463.64
TOTAL OPERATING FUNDS:	\$1,040,183.81	\$1,109,009.01
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$917,254.22	\$816,672.67
\$130.00 LAKE ASSESSMENT	\$153,124.05	\$149,393.56
\$115.00 IMPROVEMENT ASSESSMENT	\$379,489.11	\$409,388.91
CAMPGROUND IMPROVEMENT	\$95,854.79	\$59,760.26
TOTAL	\$1,545,722.17	\$1,435,215.40
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$180,085.52	\$175,477.89
Peoples CD	\$137,483.78	\$134,588.81
1ST STATE CDARS #700700590	\$53,066.02	\$53,066.02
1ST STATE CDARS #700700838	\$155,107.43	\$154,437.47
TOTAL INVESTMENTS:	\$525,742.75	\$517,570.19
TOTAL ALL ACCOUNTS:	\$3,111,648.73	\$3,061,794.60

2024 INCOME END OF JUNE	2024	2024 EXPECTED
\$2,098,000.00	71%	73%
2024 EXPENCE END OF JUNE		
\$1,440,000.00	49%	50%

Treasurer Report Month Ending June 2024

Operating Funds

June total operating income was \$194,000.00

June total operating expenses were \$262,000.00 with no unexpected expenses.

Operating fund balance at the end of June was \$1,040,183.81

Operating income for the year at the end of June was \$2,098,000.00. That is 71% of the plan for 2024. Expected income at the end of June was 73% so 2% under budget.

Operating expense for the year at the end of June was \$1,440,000.00. That is 49% of the plan for 2024. Expected expense at the end of June was 50% so 1% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in June was \$18,000.00

Assessment account expenditures in June totaled \$33,000.00 for Aqua Doc and Capital Labor.

Balance of all allocated assessment accounts at the end of May were \$1,545,722.17

Invested Funds

Invested Reserves at the end of June totaled \$525,742.75

Total cash on hand at the end of June was \$3,111,648.73

Managers' Report

While the algae and weed problems have not been eliminated it is much better than a couple of years ago. Between the all-natural treatment of reintroduction of the grass carp and weekly treatments from Aqua Doc we have seen a significant improvement. This summer has been dry and unusually hot, perfect conditions for algae and weed growth we still have seen improvement over last year. Hopefully if this improvement continues, we will be able to reduce or eventually eliminate the need for treatments from Aqua Doc.

Code enforcement continues with boats being our focus right now. We have issued over 90 warning letters in the last month. If you receive one of these warning letters and have any questions or concerns, please contact me to discuss. I have been given the promise of 4 old boat titles so we can remove them.

The area along the fence between the lodge and the Recreation Center is a fire lane and signs have been posted. Golf carts, UTVs, cars, trucks, and motorcycles are not permitted to park in this area. Please use the marked parking areas.

As some have found out the hard way the back gate has been repaired and trailers and oversized vehicles can no longer get in that way with a RFID sticker. That gate was designed that way to keep boats and campers not belonging to members in good standing from entering the lake.

Waynoka Day will be the 20th of July. Hopefully we will have great weather and I encourage all members to come out and enjoy the day and get to know other members.

Sadly, and with bad timing, the 20-year-old ice-cream machine made its last ice-cream cone a couple of weeks ago in the middle of the summer heat. The board is authorizing the purchase of a new machine that will be delivered on the 15th of July and should be operational on the 16th of July.

Lake Waynoka Police & Front Gate: Monthly Report

June 2024

Calls for Service	53	Animal Complaints	12
Arrests	0	Grinder Pumps	30
Reports	19	Squad Calls	8
Citations	4	Fire Runs	2
Warnings	15	Livewell Checks	36
Security Checks	79		

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

Campground	9	Rec. Center	0
Lounge	1	Lodge	4

Gate Counts

RFID Front- 18,851	Front Guest Lane- 15,227
RFID Rear Entry- 18,583	Rear Exit- 24,177

Vehicle Information

Vehicle 1391	Fuel- 67.1 gal	Miles Driven-722
Vehicle 1591	Fuel- 48.0 gal	Miles Driven-524
Vehicle 2091	Fuel- 114 gal	Miles Driven- 1,683.4

Building Permits 2024

	June	YTD
Residence	3	13
Dock/boat lift	0	19
Additions	0	3
Repair/Replace	4	12
Pool	0	2
Deck	3	5
Garage	2	7
Storage	6	12
Boat Cover	0	0
Carport	0	0
Fence	0	5
Misc	<u>1</u>	<u>5</u>
Totals	19	83