



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

AGENDA
July 9, 2022

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

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

- CAMPGROUND
- CIVIC CLUB
- WATER SPORTS CLUB
- CHAPEL
- SHAWNEE WOMEN'S CLUB
- ART CLUB
- LAKE
- BOOK CLUB
- WD50's

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
- Jim Hewes
- Todd Holt
- John Barton
- Sean Moore

Treasurer Report Month Ending June 2022

Operating Funds

June total operating income was \$161,000.00.

June total operating expenses were \$210,000.00 with no unexpected expenses.

Operating fund balance at the end of June was \$1,246,121.33

Operating income for the year at the end of June was \$1,834,000.00. That is 72% of the plan for 2022. Expected income at the end of June was 73% so 1% under budget.

Operating expense for the year at the end of June was \$1,169,000.00. That is 47% of the plan for 2022. Expected expense at the end of June was 49% so 2% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in June were \$16,000.00

Assessment account expenditures in June totaled \$6,000.00 for Aqua Doc and down payment on Trac Hoe.

Balance of all allocated assessment accounts at the end of June were \$1,226,759.99

Invested Funds

Invested Reserves at the end of June totaled \$514,388.92

Total cash on hand at the end of June was \$2,987,247.44

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

GENERAL OPERATING FUNDS:	6/30/2022	6/30/2022
OPERATING CHECKING/PEOPLES	\$148,045.56	\$93,534.91
CHARGE CARD ACCOUNT	\$129,545.24	\$148,283.37
OPER SAVINGS/FIRST STATE BANK	\$402,731.01	\$250,812.58
RESERVE OPERATING/FIRST STATE BANK	\$564,441.08	\$614,351.04
LOTTERY CHECKING	\$1,358.44	\$3,138.31
TOTAL OPERATING FUNDS:	\$1,246,121.33	\$1,110,120.21
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$621,402.73	\$482,690.00
\$100.00 LAKE ASSESSMENT	\$136,436.05	\$119,838.23
\$115.00 IMPROVEMENT ASSESSMENT	\$378,157.13	\$262,292.77
CAMPGROUND IMPROVEMENT	\$90,764.08	\$79,781.76
TOTAL	\$1,226,759.99	\$944,602.76
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$173,474.63	\$173,474.63
1ST STATE CDARS #1024986639	\$134,365.01	\$134,103.44
1ST STATE CDARS #700700838	\$154,075.71	\$153,976.13
1ST STATE CDARS #700700590	\$52,473.57	\$52,473.57
TOTAL INVESTMENTS:	\$514,388.92	\$514,027.77
TOTAL ALL ACCOUNTS:	\$2,987,270.24	\$2,568,750.74

	2022	2022 PLAN EXPECTED
2022 INCOME END OF JUNE		
\$1,834,000.00	72%	73%
2022 EXPENSE END OF JUNE		
\$1,169,000.00	47%	49%

Managers' Report

We removed 175 barge loads of silt (1050 cubic yards of silt) in the month of June with a goal for the month of 220. We did really well considering that the 220 number is based on running 3 boats. We have received our 3rd boat from a motor change on July 8th and we expect to exceed our goal moving forward to make up for the slow start due to lack of equipment, weather permitting. We expect to continue dredging operations until the end of October. The goal for this years dredging operation is 8,000 cubic yards removed.

All the department heads are keeping a close eye on our budget and doing what they can to help offset inflation pressures and fuel cost but some things are just unavoidable. To this point in the year we appear to be keeping it under control. The bigger challenge we have had this year is getting material and parts along with scheduling contractors to keep everything well stocked and operating.

All the construction work has been completed on the dam spillway. All that is left is some cleanup and restoration of the grass. These items I expect to be completed very soon. This work should stabilize the spillway walls and allow them to stand another 50 years.

We expect to accept a bid for the paving this year and the following roads are on the schedule for that paving in addition to repair on other roads: Shawnee Dr., Comanche Dr, Seminole Dr, Horse Shoe Cove, and Waynoka Cove. Our long-term plan is to continue to convert roads from chip and seal to asphalt while saving up money for the repaving of Waynoka Dr.

Lake Waynoka Security/Police Monthly Report – June 2022

Calls for Service	93	Animal Complaints	18
Arrests	1	Dog	10
Reports	25	Other (Beaver/Fowl)	7
Citations	5	Grinder Pumps	31
Warnings	39	Squad Calls	3
Security Checks	86	Fire Runs	4
Campground Calls	19	Livewell Checks	32

Gate Counts

RFID Front- 16,776	Front Security Lane- 15,159
RFID Rear Entry- Not Functioning	Rear Exit- 34,148

Vehicle Information

Vehicle 1391	Fuel-43.2 gal	Miles Driven-949.0
Vehicle 1591	Fuel-70.5 gal	Miles Driven-1,018.8
Vehicle 2091	Fuel-100.7 gal	Miles Driven-1,720.5

Other News from Police/Security

Marine Patrol for the month of June logged 106 hours of patrol time, resulting in 33 verbal warnings, 5 boat tows, assisting with a sinking boat, and the retrieval of one abandoned canoe and one paddle boat.

The Police Department began operating with seven-day coverage beginning in June. The department responded to numerous domestic violence calls, assaults, and calls of disorderly conduct. The department continues to see a rise in juvenile complaints.

Please help us to ensure the safety of all children in the community, and remember that you must have a valid driver's license to operate a golf cart, as well as any other under-speed vehicle in the lake. All golf carts and under-speed vehicles must be up to date with a visible 2022 WPOA windshield sticker.

Zoning/Building Committee Report

As of 6/30/2022

Below is a breakdown of the permits for June.

	2022 Zoning/Building Permit Status	
	<i>Jun</i>	<i>YTD</i>
Residence	0	29
Dock/boat lift	0	16
Additions	0	3
Repair/Replace	4	18
Pool	0	2
Deck	3	11
Garage	1	5
Storage	3	10
Boat Cover	0	0
Carport	0	0
Fence	2	11
Misc	1	4
TOTALS	14	109

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair