



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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AGENDA
July 8, 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

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

- 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 June 2023

Operating Funds

June total operating income was \$165,000.00.

June total operating expenses were \$259,000.00 with no unexpected expenses.

Operating fund balance at the end of June was \$1,109,009.01

Operating income for the year at the end of June was \$1,955,000.00. That is 73% of the plan for 2023. Expected income at the end of June was 73% so right on budget.

Operating expense for the year at the end of June was \$1,211,000.00. That is 46% of the plan for 2023. Expected expense at the end of June was 50% so 4% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in June were \$15,000.00

Assessment account expenditures in June totaled \$6,000.00 for Culvert Replacement.

Balance of all allocated assessment accounts at the end of June were \$1,435,215.40

Invested Funds

Invested Reserves at the end of June totaled \$517,570.19

Total cash on hand at the end of June was \$3,061,794.60

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

GENERAL OPERATING FUNDS:	6/30/2023	6/30/2022
OPERATING CHECKING/PEOPLES	\$113,040.01	\$148,045.56
CHARGE CARD ACCOUNT	\$161,705.21	\$129,545.24
OPER SAVINGS/FIRST STATE BANK	\$402,904.75	\$402,731.01
RESERVE OPERATING/FIRST STATE BANK	\$428,895.40	\$564,441.08
LOTTERY CHECKING	\$2,463.64	\$1,358.44
TOTAL OPERATING FUNDS:	\$1,109,009.01	\$1,246,121.33
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$816,672.67	\$621,402.73
\$115.00 LAKE ASSESSMENT	\$149,393.56	\$136,436.05
\$115.00 IMPROVEMENT ASSESSMENT	\$409,388.91	\$378,157.13
CAMPGROUND IMPROVEMENT	\$59,760.26	\$90,764.08
TOTAL	\$1,435,215.40	\$1,226,759.99
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$175,477.89	\$173,474.63
1ST STATE CDARS #1024986639	\$134,588.81	\$134,365.01
1ST STATE CDARS #700700590	\$53,066.02	\$52,473.57
1ST STATE CDARS #700700838	\$154,437.47	\$154,075.71
TOTAL INVESTMENTS:	\$517,570.19	\$514,388.92
TOTAL ALL ACCOUNTS:	\$3,061,794.60	\$2,987,270.24

2023 INCOME END OF JUNE	2023	2023 EXPECTED
\$1,955,000.00	73%	73%
2023 EXPENSE END OF JUNE	2023	2023 EXPECTED
\$1,211,000.00	46%	50%

Managers' Report

Waynoka Day is coming up on the 15th of July. Kim has been busy lining up games for the kids, vendors, and working with the Lake Waynoka clubs to create a fun day for us all to come out and enjoy.

Dredging continues to be on hold until water levels rise enough for the operation of our equipment. As soon as that happens, we will be back hard at work.

The annual audit has been completed and we have received the draft from the auditors. As soon as we get the official version, we will post the document on our Web site for member review.

We have engaged the MAD Scientist group to do study and produce a point paper reviewing possible causes and remedial actions we can take on algae. The focus of this study is to look at things that have changed from us having almost no algae to the last 3 years where we have had lots of algae growth. This group is also looking into mediation of silt intrusion.

There have been issues with the lodge and beach bathroom facilities backing up. The issue is things being flushed down the toilets that shouldn't be. One of those things is paper towels. So, to help with this issue paper towels have been removed and air hand dryers have been installed. Please do not flush items that shouldn't be down the toilets trash cans are provided.

Maintenance spent several days improving the beach area. We removed rocks, sticks and anything else that didn't belong with a skid steer and rockhound attachment then added 80 yards of new sand.

A new handicap swing was installed back in the campground between the volley ball court and basketball court.

We had a very large died tree removed from Little Turtle and repaired grills at the beach pavilion.

Maintenance received its new 15 foot bus hog that was ordered over the winter so mowing progress has really picked up.

July 2023 LRPC Report for Monthly WPOA Meeting

1. Current Projects

The Long Range Planning Committee (LRPC) has been working on:

- Dredging progress on the east end of the lake
 - The low water level prevents dredging at this time.
- Sediment Prevention Project for Kiddie Corral and Straight Creek
 - The LRPC and WPOA Board have received information from the Mad Scientist and are considering implementation of this project.
- Collecting community comments about the Lodge Project
 - The LRPC is working with the WPOA Board to provide information to the community and examine the issues concerning the New Lodge Project through the Lake Waynoka website, Facebook page and email messages. This is an important issue related to the growth and development of our community and the WPOA Board would like your feedback.
 - Presently we have about 1100 members in the official email system. About 55-60% of those people opened the request to view and read the Lodge preliminary design document, FAQs and original Feasibility Study (posted in the Documents section of the Lake Waynoka website).
 - Viewers have submitted about 110 comments and questions so far.
 - If you aren't on the Lake Waynoka email list and would like to be, please contact the Administration office.

2. Community Goals and Objectives

The Lake Waynoka Community Vision, Values, Goals and Objectives document, written by the Board of Trustees and the LRPC, outlines eight Community Goals and Objectives. This month, the topic of **Grounds Maintenance and Beautification** is addressed:

- a. **Objective:** Branding program - Develop a practical program to encompass colors and styles for community Identity. **Execution:** *Consistent building colors and park and dock signage styles have been adopted.*
 - b. **Objective:** Maintain emphasis on the program for getting rid of abandoned boats and trailers. Improve enforcement of rules and regulations regarding property restrictions on abandoned boats, cars, unscreened propane tanks and "messy" yards. **Execution:** *The Board is working on enforcing guidelines in this area.*
 - c. **Objective:** Maintain all public areas such as shelters, lake access locations and planting beds to acceptable standards of appearance. **Execution:** *The Maintenance department works to mow roadway easements and unattended properties 3x/season as well as maintaining the entrances and triangle fountain area.*
 - d. **Objective:** Proactively support community clubs and organizations that might wish to further improve public areas with labor and equipment support, if requested. **Execution:** *Administration and Maintenance support the many clubs and organizations in the Lake Wanoka community, for example, by installing the hillside slide and steps at Destination Park at Little Turtle, repairing the pickleball courts and refreshing the sand at the Beach.*
 - e. **Objective:** Maintain all roadways in good condition and keep adjacent trees and bushes pruned and trimmed away from the right-of-way. **Execution:** *Maintenance fills potholes and prunes overhanging trees and shrubs near roadways. Contact the office if you see a spot where driver visibility is impaired.*
3. There is an open position on the LRPC. Contact Terry Borgman at 937-515-7842 if interested in serving on this committee.

Respectfully Submitted by the LRPC
Terry Borgman, LRPC Chair

LAKE ADVISORY COMMITTEE



REPORT

JULY 5, 2023

COMMITTEE MEMBERS:

Jim Marck (Board liaison), Tim Redick (Chair), Frank Skidmore, Dave Wallace, Steve Johnson, Larry Turner, Sue Turner

INITIAL MEETING SUMMARY (JUNE 10, 2023)

Introductions, committee member background and committee purpose were discussed. Supporting documents were handed out and briefly reviewed, including Code of Regulations committee charter, Rules & Regulations (Lake Section), WPOA Boating & Fishing Guide. Areas of opportunity were reviewed with some discussion about the history of each topic. Priority items were identified, and members were given assignments to research for the next meeting.

At this meeting the following items were identified as potential items for development of recommendations to the WPOA Board:

- Lake lowering Process/ Timing
- Algae Mitigation/Prevention (White Amur/Aqua Doc)
- Boating Safety / Regulations including Wake Boats and Wake Surfing
- Goose Management Program
- Shoreline Protection
- Lake Sedimentation/Dredging Program

FOLLOW-UP ITEMS

MAD Scientists

NEXT MEETING

Next meeting scheduled for July 10, 2023, 6:30PM -Lodge Meeting Room

The top three items above will be discussed toward developing recommendations.

Zoning/Building Committee Report

As of 6/30/2023

Below is a breakdown of the permits for June.

	2023 Zoning/Building Permit Status	
	<i>June</i>	<i>YTD</i>
Residence	4	13
Dock/boat lift	0	22
Additions	1	2
Repair/Replace	2	17
Pool	0	2
Deck	3	12
Garage	1	11
Storage	2	7
Boat Cover	0	0
Carport	0	0
Fence	2	10
Misc	2	11
TOTALS	17	107

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

The R&R Committee is working on revising the fine schedule in the Yellow Book.

John Buskey, Chair

Lake Waynoka Police & Front Gate: Monthly Report

June 2023

Calls for Service	49	Animal Complaints	7
Arrests	0	Grinder Pumps	11
Reports	22	Squad Calls	5
Citations	7	Fire Runs	5
Warnings	18	Livewell Checks	27
Security Checks	655	Campground Calls	14

Gate Counts

RFID Front- 16,671	Front Guest Lane- 13,429
RFID Rear Entry- N/A	Rear Exit- 22,675

Vehicle Information

Vehicle 1391	Fuel-81.3 gal	Miles Driven-1,494
Vehicle 1591	Fuel-105.4 gal	Miles Driven-1,608
Vehicle 2091	Fuel- 14 gal	Miles Driven-185.8

Other Information from the Police Department

The Lake Waynoka Police Department would like to remind everyone that the front gate is NOT the Brown County Communications Center. Front gate personnel are not trained dispatchers, nor do they respond to calls for service, only law enforcement, EMS, or a fire department will respond depending on the nature of the call.

The Brown County Communications Center is not strictly dispatch for the Brown County Sheriff's Office; they are the county wide dispatch for all agencies including Lake Waynoka Police Officers. The fastest way for officer or emergency response is to call 911 in case of an emergency, or the non-emergency phone number (937-378-4155), and they will dispatch an officer. They are professionally trained to take the appropriate and necessary information to ensure not only the timeliest officer response, but also ensure every safety precaution is taken. Again, please understand that you have a police department, and that the front gate is not trained to take these types of calls, nor are they a call center to call on anyone's behalf for medical situations. You must call yourself if the need should arise. We appreciate your cooperation with this matter, as it will ensure the quickest response and help to better ensure everyone's safety.

We would also like to remind everyone that the ban for wake surfing remains in effect, until further notice, due to low water levels in the lake. We ask that everyone please use extra caution while boating as the levels are more shallow than usual due to the lack of consistent, heavy rain fall. Please be safe, and courtesy of others on the lake as always.