



WAYNOKA PROPERTY OWNERS ASSOCIATION  
1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
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**AGENDA**  
**June 8, 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

## **Treasurer Report Month Ending May 2024**

### **Operating Funds**

May total operating income was \$229,000.00

May total operating expenses were \$300,000.00 with no unexpected expenses.

Operating fund balance at the end of May was \$1,132,241.92

Operating income for the year at the end of May was \$1,903,000.00. That is 67% of the plan for 2024. Expected income at the end of May was 69% so 2% under budget.

Operating expense for the year at the end of May was \$1,177,000.00. That is 40% of the plan for 2024. Expected expense at the end of May was 39% so 1% over budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in May was \$27,000.00

Assessment account expenditures in May totaled \$17,000.00 for culvert piping for Waynoka Dr.

Balance of all allocated assessment accounts at the end of May were \$1,572,044.17

### **Invested Funds**

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

Total cash on hand at the end of May was \$3,230,028.84

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

GENERAL OPERATING FUNDS:	5/31/2024	5/31/2023
OPERATING CHECKING/PEOPLES	\$60,090.85	\$174,979.67
CHARGE CARD ACCOUNT	\$291,301.92	\$228,778.77
OPER SAVINGS/FIRST STATE BANK	\$400,654.34	\$402,904.75
RESERVE OPERATING/FIRST STATE BANK	\$373,225.65	\$428,895.40
LOTTERY CHECKING	\$6,969.16	\$2,450.50
<b>TOTAL OPERATING FUNDS:</b>	<b>\$1,132,241.92</b>	<b>\$1,238,009.09</b>
 <b>ASSESSMENTS</b>		
\$175.00 ROADS ASSESSMENT	\$909,035.58	\$813,536.98
\$115.00 LAKE ASSESSMENT	\$189,542.30	\$146,617.76
\$115.00 IMPROVEMENT ASSESSMENT	\$388,843.83	\$405,230.00
CAMPGROUND IMPROVEMENT	\$84,622.46	\$59,760.26
<b>TOTAL</b>	<b>\$1,572,044.17</b>	<b>\$1,425,145.00</b>
 <b>WPOA INVESTMENTS:</b>		
* 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
 <b>TOTAL INVESTMENTS:</b>	 <b>\$525,742.75</b>	 <b>\$517,570.19</b>
 <b>TOTAL ALL ACCOUNTS:</b>	 <b>\$3,230,028.84</b>	 <b>\$3,180,724.28</b>

<b>2024 INCOME END OF MAY</b>	<b>2024</b>	<b>2024 EXPECTED</b>
<b>\$1,903,000.00</b>	<b>67%</b>	<b>69%</b>
 <b>2024 EXPENCE END OF MAY</b>		
<b>\$1,177,000.00</b>	<b>40%</b>	<b>39%</b>

## Managers' Report

What a difference a year makes. Last year we were all praying and doing rain dances to get enough rain to fill the lake until late July. This year we can't seem to get the rain to stop long enough to keep our yards mowed. The rain causes different issues but at least the lake is full.

We have been finalizing plans with the repaving of Waynoka Dr. It looks like they will start work on the project in September after Labor Day and it will take around two weeks depending on the weather. Also, I had said they were going to be able to do both lanes at the same time. Unfortunately, some areas of Waynoka Dr are too wide to do that so they will be only doing one lane at a time. Looking on the bright side, this will help with traffic flow during the work.

Code enforcement continues with boats being our focus right now. We have issued over 70 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.

We have seen a large reduction in algae and weeds this year over the last few years. This may be because we have had more rain and lower temperatures this spring than last year or because of the Carp we have put in over the last couple of years. We have our fingers crossed that we are close to a longer-term solution. Aqua Doc will continue to treat any areas that pop up on a weekly basis for the rest of the season.

We have ordered the parts for the plumbing upgrades in the lodge and when they come in the work will begin. The lodge will be getting its own grinder system that will no longer be shared with the lounge. We are getting bids for the roof and foundation work on the lodge as well.

# Lake Waynoka Police & Front Gate: Monthly Report

May 2024

<b>Calls for Service</b>	<b>42</b>	<b>Animal Complaints</b>	<b>9</b>
<b>Arrests</b>	<b>0</b>	<b>Grinder Pumps</b>	<b>29</b>
<b>Reports</b>	<b>14</b>	<b>Squad Calls</b>	<b>8</b>
<b>Citations</b>	<b>3</b>	<b>Fire Runs</b>	<b>1</b>
<b>Warnings</b>	<b>9</b>	<b>Livewell Checks</b>	<b>21</b>
<b>Security Checks</b>	<b>71</b>		

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

<b>Campground</b>	<b>6</b>	<b>Rec. Center</b>	<b>0</b>
<b>Lounge</b>	<b>0</b>	<b>Lodge</b>	<b>2</b>

## Gate Counts

<b>RFID Front- 18,379</b>	<b>Front Guest Lane- 14,659</b>
<b>RFID Rear Entry- 19,093</b>	<b>Rear Exit- 24,419</b>

## Vehicle Information

<b>Vehicle 1391</b>	<b>Fuel- 62.2 gal</b>	<b>Miles Driven-684</b>
<b>Vehicle 1591</b>	<b>Fuel- 83.0 gal</b>	<b>Miles Driven-707</b>
<b>Vehicle 2091</b>	<b>Fuel- 109.9 gal</b>	<b>Miles Driven- 1,753.3</b>

## Building Permits 2024

	May	YTD
Residence	2	10
Dock/boat lift	0	19
Additions	2	3
Repair/Replace	0	8
Pool	0	2
Deck	0	2
Garage	1	5
Storage	2	6
Boat Cover	0	0
Carport	0	0
Fence	2	5
Misc	<u>2</u>	<u>4</u>
Totals	11	64