



WAYNOKA PROPERTY OWNERS ASSOCIATION

**1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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**AGENDA
JUNE 11, 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 May 2022

Operating Funds

May total operating income was \$197,000.00.

May total operating expenses were \$218,000.00 with no unexpected expenses.

Operating fund balance at the end of May was \$1,262,154.64

Operating income for the year at the end of May was \$1,673,000.00. That is 65% of the plan for 2022. Expected income at the end of May was 66% so 1% under budget.

Operating expense for the year at the end of May was \$1,000,000.00. That is 40% of the plan for 2022. Expected expense at the end of May was 39% so 1% over budget.

Allocated Assessment Funds

Income for allocated operating assessments in May were \$34,000.00

Assessment account expenditures in May totaled \$83,000.00 for Aqua Doc and down payment on Trac Hoe.

Balance of all allocated assessment accounts at the end of May were \$1,221,117.09

Invested Funds

Invested Reserves at the end of May totaled \$514,366.12

Total cash on hand at the end of May was \$2,997,637.85

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

GENERAL OPERATING FUNDS:	5/31/2022	5/31/2021
OPERATING CHECKING/PEOPLES	\$168,704.50	\$115,291.35
CHARGE CARD ACCOUNT	\$177,848.80	\$204,758.82
OPER SAVINGS/FIRST STATE BANK	\$402,731.01	\$250,771.63
RESERVE OPERATING/FIRST STATE BANK	\$510,924.83	\$614,351.04
LOTTERY CHECKING	\$1,945.50	\$3,584.00
TOTAL OPERATING FUNDS:	\$1,262,154.64	\$1,188,756.84
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$613,538.88	\$476,967.16
\$100.00 LAKE ASSESSMENT	\$137,588.48	\$117,914.73
\$115.00 IMPROVEMENT ASSESSMENT	\$377,844.58	\$258,790.82
CAMPGROUND IMPROVEMENT	\$92,145.15	\$76,617.90
TOTAL	\$1,221,117.09	\$930,290.61
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$173,474.63	\$173,474.63
1ST STATE CDARS #1024986639	\$134,342.21	\$133,812.72
1ST STATE CDARS #700700838	\$154,075.71	\$52,473.57
1ST STATE CDARS #700700590	\$52,473.57	\$0.00
		\$153,976.13
TOTAL INVESTMENTS:	\$514,366.12	\$513,737.05
TOTAL ALL ACCOUNTS:	\$2,997,637.85	\$2,632,784.50

	2022	2022 PLAN EXPECTED
2022 INCOME END OF MAY	65%	66%
\$1,673,000.00		
2022 EXPENSE END OF MAY	40%	39%
\$1,000,000.00		

Managers' Report

The spillway repair work was delayed until after Memorial Day weekend to avoid it interfering with the member's holiday weekend. They started on the Monday after and should be done by 17 June weather permitting. We will continue to monitor the spillway walls for movement but this should stabilize them.

The Memorial Day weekend had a rough start with the weather but made a quick recovery with all the events that were planned. Thanks to maintenance for having everything ready to go along with the ladies' club and Amanda for their work planning some fun events.

We continue to work on the rec area bathrooms with the new system and they should all be converted by the end of June.

We are currently getting bids for this year's road paving program. Paving like everything has gone up dramatically over the last year but we still think we will complete what was planned in budget.

Dredging has started again and is scheduled to continue into late October. Please give our barges room to operate they do not stop or turn on a dime. Because of the size and weight of the barges they have to maintain a certain speed to be able to control them.

We removed approximately 552 cubic yards of silt in the month of May. We didn't get as many days to work dredging as we had hoped due to weather and using the equipment to clean up trees that had fallen into the lake over the winter and during the ice storm. We should have our third barge running by the end of the month of June greatly increasing volume.

Lake Waynoka Security/Police Monthly Report – May 2022

Calls for Service	88	Animal Complaints	18
Arrests	0	Dog	14
Reports	22	Other (Beaver/Fowl)	4
Citations	3	Grinder Pumps	18
Warnings	26	Squad Calls	3
Security Checks	95	Fire Runs	0

Gate Counts

RFID Front- 34,623	Front Security Lane- 24,948
RFID Rear Entry- 27,939	Rear Exit- 42,177

Vehicle Information

Vehicle 1391	Fuel-48.5 gal	Miles Driven-726.0
Vehicle 1591	Fuel-29.2 gal	Miles Driven-528.6
Vehicle 2091	Fuel-99.7 gal	Miles Driven-1,829.6

Other News from Police/Security

The Police Department saw an increase in juvenile complaints during the month of May. The department also saw an increase in assaults and fights in progress.

The Police Department has hired Officer Kyle Adams, who has filled the vacant full-time position. The Police Department will now be operating with seven-day coverage.

LRPC Monthly report June 2022 Monthly Meeting

Lake Capital Assessment Account 2022-2026 – 5 Year Plan

WPOA Board action recommended in the annual Strategy report

- **Continue to support** the need for equipment to continue dredging operations.
- Monitor the amount of material removed from the lake during the dredging removal season (Target should be 8-12 loads per day or 220-250 barge loads per month).
- Support the recommendations of the Mad Scientist report.
- Continue to support the number of fish added to the lake equal to the amount being added in 2022.
- Monitor the lake expenditures to ensure that the goals and objectives are being met.
- Monitor and control the number of boats using the lake as the lake is becoming more crowded as the population in the community continues to grow.

Respectfully submitted

Terry Borgman
937-515-7842

Zoning/Building Committee Report

As of 5/31/2022

Below is a breakdown of the permits for May.

	2022 Zoning/Building Permit Status	
	<i>May</i>	<i>YTD</i>
Residence	7	29
Dock/boat lift	1	16
Additions	1	3
Repair/Replace	2	14
Pool	0	2
Deck	3	8
Garage	0	4
Storage	2	7
Boat Cover	0	0
Carport	0	0
Fence	3	9
Misc	2	3
TOTALS	21	95

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair