



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

AGENDA
June 10, 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

Managers' Report

The main valve on the lake was closed in mid-April after completing the spring draining of the lagoon. It has been a very dry spring. According to the national weather service on average from April 1 until now we should have gotten about 10 inches of rain and locally, we have received less than 2 inches. The lake is filled by the flow of straight creek and runoff from rain events. We need one really good rain storm and the lake will fill. During a heavy rain event 1 inch of rain can result in as much as a foot of water in the lake. Mother Nature will fill the lake hopefully soon but, in the meantime, please be careful if you are out boating. Under water hazards will be more prevalent until the lake refills. Please run at reduced speed because wake is more destructive to shorelines when the lake is low.

We continue to work with Aquadoc to control algae in the lake. Aquadoc comes out every Thursday to treat the algae that is growing. They are doing everything that the EPA permit will allow them to do as far as treating the lake. The clear warm days and lack of any rain over the last month is creating in their words a perfect greenhouse for the growth of the algae. With a little help from mother nature, we will get this algae bloom under control.

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 Recreation Centers HVAC system has been completed and working well. We have also purchased 2 new treadmills to replace some older worn out units.

Treasurer Report Month Ending May 2023

Operating Funds

May total operating income was \$204,000.00.

May total operating expenses were \$185,000.00 with no unexpected expenses.

Operating fund balance at the end of May was \$1,238,009.11

Operating income for the year at the end of May was \$1,790,000.00. That is 67% of the plan for 2023. Expected income at the end of May was 66% so 1% over budget.

Operating expense for the year at the end of May was \$952,000.00. That is 36% of the plan for 2023. Expected expense at the end of May was 39% so 3% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in May were \$32,000.00

Assessment account expenditures in May totaled \$83,000.00 for Rec Center Security and HVAC Upgrades, Campground drainage.

Balance of all allocated assessment accounts at the end of May were \$1,425,145.00

Invested Funds

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

Total cash on hand at the end of May was \$3,180,724.30

Lake Waynoka Police & Front Gate: Monthly Report

May 2023

Calls for Service	65	Animal Complaints	4
Arrests	2	Grinder Pumps	30
Reports	29	Squad Calls	13
Citations	6	Fire Runs	1
Warnings	23	Livewell Checks	16
Security Checks	1,298	Campground Calls	7

Gate Counts

RFID Front- 32,134	Front Guest Lane- 25,178
RFID Rear Entry- N/A	Rear Exit- 24,647

Vehicle Information

Vehicle 1391	Fuel-75.3 gal	Miles Driven-1,292
Vehicle 1591	Fuel-91.2 gal	Miles Driven-1,537
Vehicle 2091	Fuel- 102.3 gal	Miles Driven-1,740.4

Other Information from the Police Department

The state issued burn ban has been lifted as of June 1, 2023. Please follow the WPOA General Rules & Regulations (II)(2) and notify the front gate of any intended open burning. Please ensure that fires are well controlled with a water source available for everyone's safety.

The Police Department is currently investigating numerous incidents of vandalism in bathroom facilities of multiple recreational areas. The Police Department has increased patrol in these areas, however we are asking for assistance and the cooperation of the community, as officers can not be in all locations at one time. If anyone has information that can assist the investigation, please email Chief Callahan at callahan@lakewaynoka.com. Again, we ask to work as one cohesive community to ensure that all areas are well taken care of for all to enjoy, and without possible information being reported to the Police Department, we can only continue to look for leads and keep increased patrol in these areas.

The Police Department is here to assist and protect the community in any way that we can. Please help the community and report any information, any suspicious activity, and/or criminal activity. We will ask for your information only for possible follow-up for statements, however we assure you that your name and information will never be shared with suspects as it is strictly to assist with any investigations.

Zoning/Building Committee Report

As of 5/31/2023

Below is a breakdown of the permits for May.

	2023 Zoning/Building Permit Status	
	<i>May</i>	<i>YTD</i>
Residence	0	9
Dock/boat lift	1	22
Additions	1	1
Repair/Replace	3	15
Pool	0	2
Deck	2	9
Garage	2	10
Storage	1	5
Boat Cover	0	0
Carport	0	0
Fence	1	8
Misc	2	9
TOTALS	13	90

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

June 2023 LRPC Report for Monthly WPOA Meeting

1. Current projects

The Long Range Planning Committee is working on a summation report for the WPOA Board of progress to date and expectation of progress by the end of 2023 for dredging the “hump” at the east end of the lake. The committee has also been reviewing how to best maintain an historical record of capital assessment account information.

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 topics of **Security and Safety** are addressed:

Goal : Security and Safety for People and Property

- **Objective:** Maintain a certified and equipped Lake Waynoka Security Department with each ranger providing both law enforcement and emergency medical technician services to enhance the safety and security of all Lake Waynoka residents and guests. **2023 Execution:** *Budgeting is in place for future replacement of patrol cars.*
- **Objective:** Continue to increase security through the integrated use of gates, cameras, lighting, and other technological tools to limit unauthorized access and elevate identification capability by the security department thereby promoting a safe and secure environment within Lake Waynoka. **2023 Execution:** *The Recreation Center security camera system originally installed in 2004 was replaced. Safer access to the emergency fire/EMS gate on Martin-Alexander Road was created by moving the gate and fence away from the road.*
- **Objective:** Continue to review, modify, publish, and promote the WPOA Code of Regulations and the WPOA Rules and Regulations to ensure that all WPOA members and guests are aware of these governing documents that reduce conflict and increase enjoyment of facilities and amenities within Lake Waynoka. **2023 Execution:** *The WPOA Code of Regulations and Rules and Regulations are accessible on the Lake Waynoka website, along with the LRPC Annual Report which contains the Lake Waynoka Community Vision, Values, Goals and Objectives.*
- **Objective:** Maintain a high standard of safe watercraft operation by consistent and effective enforcement of all State laws and WPOA rules to help avoid watercraft injuries and accidents to members and guests on Lake Waynoka waters. **2023 Execution:** *The marina security patrol boat motor was replaced. Boating guides are available on the Lake Waynoka website and all boaters are encouraged to complete the requirements for the ODNR Boater Education Law.*

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 Terry Borgman LRPC Chair