



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

**AGENDA**  
**March 8, 2025**

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

COMMUNITY SUGGESTIONS:

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 February 2025**

### **Operating Funds**

February's total operating income was \$437,641.27.

February's total operating expenses were \$228,338.56, with no unexpected costs.

The operating fund balance at the end of February was \$455,986.69

Operating income for the year at the end of February was \$542,883.67. That is 16% of the plan for 2025. The expected income at the end of February was 18% so 2% under budget.

At the end of February, operating expenses for the year were \$454,781.23. That is 14% of the plan for 2025. The expected expense at the end of February was 14%, so we are on budget.

### **Allocated Assessment Funds**

The income for allocated operating assessments in February was \$160,781.13.

Assessment account expenditures in February totaled \$61,649.46. This includes the purchase of new police body cameras, the construction of a six-bay storage barn for maintenance, and the contract payment for Aqua-Doc

The balance of all allocated assessment accounts at the end of February was \$683,591.95.

### **Invested Funds**

Invested Reserves at the end of February totaled \$532,366.49

Total cash on hand at the end of February was \$1,671,945.13

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

| GENERAL OPERATING FUNDS:           | 2/28/2025             | 2/29/2024             |
|------------------------------------|-----------------------|-----------------------|
| OPERATING CHECKING/PEOPLES         | \$187,040.35          | \$119,306.40          |
| CHARGE CARD ACCOUNT                | \$103,067.64          | \$30,677.17           |
| OPER SAVINGS/FIRST STATE BANK      | \$842.74              | \$649.88              |
| RESERVE OPERATING/FIRST STATE BANK | \$161,105.65          | \$435,442.83          |
| LOTTERY CHECKING                   | \$3,930.31            | \$4,757.64            |
| <b>TOTAL OPERATING FUNDS:</b>      | <b>\$455,986.69</b>   | <b>\$590,833.92</b>   |
| <br>                               |                       |                       |
| <b>ASSESSMENTS</b>                 |                       |                       |
| \$175.00 ROADS ASSESSMENT          | \$119,335.92          | \$704,252.30          |
| \$130.00 LAKE ASSESSMENT           | \$142,073.74          | \$51,874.74           |
| \$115.00 IMPROVEMENT ASSESSMENT    | \$298,832.48          | \$311,125.69          |
| CAMPGROUND IMPROVEMENT             | \$123,349.81          | \$36,519.57           |
| <b>TOTAL</b>                       | <b>\$683,591.95</b>   | <b>\$1,103,772.30</b> |
| <br>                               |                       |                       |
| <b>WPOA INVESTMENTS:</b>           |                       |                       |
| * 1ST STATE CDARS #1026679709      | \$185,862.24          | \$179,053.13          |
| Peoples CD                         | \$137,483.78          | \$137,483.78          |
| 1ST STATE CDARS #700700590         | \$53,913.04           | \$53,066.02           |
| 1ST STATE CDARS #700700838         | \$155,107.43          | \$155,107.43          |
| <b>TOTAL INVESTMENTS:</b>          | <b>\$532,366.49</b>   | <b>\$524,710.36</b>   |
| <b>TOTAL ALL ACCOUNTS:</b>         | <b>\$1,671,945.13</b> | <b>\$2,219,316.58</b> |

|                              | 2025 | 2025 EXPECTED |
|------------------------------|------|---------------|
| 2024 INCOME END OF February  |      |               |
| \$542,883.67                 | 16%  | 18%           |
| 2024 EXPENSE END OF February |      |               |
| \$454,781.23                 | 14%  | 14%           |



## General Manager's Report – March 2025

### Driver's License Scanning

We have completed a full month of driver's license scanning. While we encountered a few challenges, we have developed protocols to expedite the process and ensure efficiency. Throughout the past month, several individuals have questioned the necessity of this process, but overall, the system has proven effective.

A recent incident demonstrated the value of our scanning requirement. An individual driving a company truck damaged our front security gate. Thanks to our system, we were able to quickly identify the individual responsible. The company's owner personally reached out, expressed regret for the incident, and agreed to cover the cost of replacing the gate. As previously stated, we will not attempt to repair damaged gate arms—anyone responsible for such damage will be required to pay for a full replacement.

Below is the Visitor Destination Count for February:

|                   |              |                   |       |
|-------------------|--------------|-------------------|-------|
| Truck Delivery    | 138          | Visiting a Member | 2,380 |
| Real Estate       | 57           | Home Health Aide  | 141   |
| Recreation Center | 32           | Utilities         | 31    |
| Water and Sewer   | 10           | Lounge            | 14    |
| Construction      | 1,427        | Campground        | 9     |
| Maintenance       | 37           | Kroger            | 28    |
| Restaurant        | 63           | Marina            | 9     |
| Lodge             | 24           |                   |       |
| <b>Total</b>      | <b>4,400</b> |                   |       |

### Back Gate Operational

The back gate has been successfully repaired and has been functioning without issues. The individual responsible for the damage has been arrested on felony vandalism charges and will be held accountable, including paying restitution for the damage caused.



## Lake Valve Update

The lake valve was shut on February 17 to allow the lake to refill for the spring drawdown. We plan to reopen the lake valve on April 1 to begin mixing the lake water with the lagoon, which should last approximately two weeks.

## Speculative Buildings

During my recent General Manager Meeting, I made a statement regarding speculative homes that I want to clarify. Individuals who build speculative homes at the lake assume financial risk but are also property owners. This means they are responsible for paying the yearly fees associated with each home, including minimum water and sewer bills.

For reference, 2025 dues for a homeowner are approximately \$1,095 per year. For each speculative home, the property owner must pay approximately \$635 per year, which includes assessments and homeowner fees but does not require an additional WPOA membership fee. My point was that even if a speculative home remains vacant while awaiting sale, the community still benefits from the fees paid by the property owner.

## Hours of Quiet Time

We ask all residents and contractors to respect the quiet hours as outlined in the Rules and Regulations Section III, 4: NOISE:

*There will be reasonable quiet hours between 11:00 P.M. and 8:00 A.M. within the entire Lake Waynoka Subdivision. Violations will be subject to penalties specified in the Class 1 Fine Schedule.*

This has primarily been an issue with contractors working before 8:00 A.M. Please ensure your contractors are aware of and adhere to these restrictions.

Thank you for your continued support as we work to improve our community. If you have any questions, please feel free to reach out or attend our monthly General Manager meetings.

Thank you,

Todd Wilkin

General Manager

## Zoning/Building Committee Report

As of 2/28/2025

Below is a breakdown of the permits for February.

### 2025 Zoning/Building Permit Status

|                | <i>Feb</i> | <i>YTD</i> |
|----------------|------------|------------|
| Residence      | 6          | 14         |
| Dock/boat lift | 6          | 12         |
| Additions      | 0          | 0          |
| Repair/Replace | 1          | 1          |
| Pool           | 0          | 0          |
| Deck           | 0          | 0          |
| Garage         | 0          | 1          |
| Storage        | 2          | 2          |
| Boat Cover     | 0          | 1          |
| Carport        | 0          | 0          |
| Fence          | 1          | 1          |
| Misc           | 0          | 0          |
| <b>TOTALS</b>  | <b>16</b>  | <b>32</b>  |

**Reminder to property owners:** Per the WPOA Restrictive Covenants and the Rules and Regulations, volume 2, a permit is required for various kinds of work to be performed on your property. Permits can be picked up at the office. To better understand the permit requirements you can either call the office and/or go to the Lake Waynoka website, click on Documents, then WPOA Rules and Regs, Vol 2.

Pete Levermore  
Zoning/Building Committee chair

## Lake Waynoka Police & Front Gate: Monthly Report

*February 2025*

|                          |           |                          |           |
|--------------------------|-----------|--------------------------|-----------|
| <b>Calls for Service</b> | <b>35</b> | <b>Animal Complaints</b> | <b>9</b>  |
| <b>Arrests</b>           | <b>2</b>  | <b>Grinder Pumps</b>     | <b>11</b> |
| <b>Reports</b>           | <b>24</b> | <b>Squad Calls</b>       | <b>8</b>  |
| <b>Citations</b>         | <b>5</b>  | <b>Fire Runs</b>         | <b>2</b>  |
| <b>Warnings</b>          | <b>13</b> | <b>Livewell Checks</b>   | <b>0</b>  |
| <b>Security Checks</b>   | <b>39</b> |                          |           |

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

|                   |          |                    |          |
|-------------------|----------|--------------------|----------|
| <b>Campground</b> | <b>0</b> | <b>Rec. Center</b> | <b>0</b> |
| <b>Lounge</b>     | <b>0</b> | <b>Lodge</b>       | <b>0</b> |

### Gate Counts

|                             |                                |
|-----------------------------|--------------------------------|
| <b>RFID Front- 12,016</b>   | <b>Front Guest Lane- 7,640</b> |
| <b>RFID Rear Entry- N/A</b> | <b>Rear Exit- 18,128</b>       |

### Vehicle Information

|                     |                       |                           |
|---------------------|-----------------------|---------------------------|
| <b>Vehicle 1391</b> | <b>Fuel- 68.4 gal</b> | <b>Miles Driven-887.0</b> |
| <b>Vehicle 1591</b> | <b>Fuel- 29.9 gal</b> | <b>Miles Driven-267.0</b> |
| <b>Vehicle 2091</b> | <b>Fuel- 35.4 gal</b> | <b>Miles Driven-593.0</b> |

**Reminder:** Per Ohio Revised Code section 1503.18, the burn ban went into effect March 1, 2025, and will remain in effect through the end of May. Burning is prohibited across the state from 6:00am-6:00pm in unincorporated areas. Signs advising of the burn ban have been posted at the front and back gate entrances. Members who plan to burn during permitted hours are to call and report the activity to security prior to any burning. For more information, please visit <http://ohiodnr.gov/>