



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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AGENDA
March 11, 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
- ELECTION INSPECTOR/NOMINATING CHAIR
- 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..... Vice President
- Ken Crank.....Secretary
- Vern Taylor.....Treasurer
- Pat Raleigh.....Member at Large
- Todd Holt
- John Barton
- Sean Moore
- Jim Marck

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

GENERAL OPERATING FUNDS:	2/2/2023	2/28/2022
OPERATING CHECKING/PEOPLES	\$105,086.74	\$117,297.31
CHARGE CARD ACCOUNT	\$188,272.84	\$78,228.66
OPER SAVINGS/FIRST STATE BANK	\$2,904.75	\$52,679.53
RESERVE OPERATING/FIRST STATE BANK	\$428,895.40	\$398,851.04
LOTTERY CHECKING	\$1,637.71	\$2,094.97
TOTAL OPERATING FUNDS:	\$726,797.44	\$649,151.51
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$555,480.39	\$396,586.66
\$100.00 LAKE ASSESSMENT	\$60,182.78	\$62,283.07
\$115.00 IMPROVEMENT ASSESSMENT	\$372,540.67	\$312,027.08
CAMPGROUND IMPROVEMENT	\$100,501.21	\$82,330.00
TOTAL	\$1,088,705.05	\$853,226.81
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$174,504.80	\$173,474.63
1ST STATE CDARS #1024986639	\$134,545.35	\$134,231.22
1ST STATE CDARS #700700590	\$53,066.02	\$52,473.57
1ST STATE CDARS #700700838	\$154,437.47	\$206,449.70
TOTAL INVESTMENTS:	\$516,553.64	\$566,629.12
TOTAL ALL ACCOUNTS:	\$2,332,056.13	\$2,069,007.44

2023 INCOME OF FEBRUARY	2023	2022 EXPECTED
\$505,000.00	19%	17%
2023 INCOME OF FEBRUARY		
\$352,000.00	13%	14%

Treasurer Report Month Ending February 2023

Operating Funds

February total operating income was \$293,000.00.

February total operating expenses were \$151,000.00 with no unexpected expenses.

Operating fund balance at the end of February was \$726,797.44

Operating income for the year at the end of February was \$505,000.00. That is 19% of the plan for 2023. Expected income at the end of February was 17% so 2% over budget.

Operating expense for the year at the end of February was \$352,000.00. That is 13% of the plan for 2023. Expected expense at the end of February was 14% so 1% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in February were \$136,000.00

Assessment account expenditures in February totaled \$18,000.00 Lodge and Dock repair

Balance of all allocated assessment accounts at the end of February were \$1,088,705.05

Invested Funds

Invested Reserves at the end of February totaled \$516,553.64

Total cash on hand at the end of January was \$2,332,056.13

Managers' Report

The main valve on the lake was closed on March 1st to start the refill of the lake. We will need to open it again in April for a couple of weeks for the last draining of the lagoon. We could see as much as a 2 foot drop in water levels at that time.

We had hoped to have the lodge open by this months meeting but a last minute issue with the floor in the restaurant kitchen has prevented us from moving all the restaurant equipment out of the main lodge. The lodge should reopen in the next couple of weeks as soon as we get the issues corrected.

Maintenance completed work at Hiawatha Recreation area replacing the docks and dredging 720 cubic yards of silt out of the area. They also pulled a very large amount of sand up out lake at the beach to recondition the beach area and replaced the dock next to the boat ramp.

The fire gate was widened and pulled in from the road approximately 75 ft and a new gate installed. This will enable emergency vehicles to get off the road before opening the gate.

We have filled the position of Events Coordinator. Kim Lamb joined our team this last month and is working hard to get up to speed and planning events for the upcoming season.

Cleanup after the recent wind storms will continue. If you have limbs that came down during the storm and get them out by the road maintenance will get them for you. Just call Admin and give the location.

There will be a lot of activity In the campground this month. We will be rapping up the drainage project for this year. Maintenance will be back there getting everything ready for our campers. Tina is training our new campground manage Donita Hagen.

Lake Waynoka Police & Security Monthly Report

February 2023

Calls for Service	36	Animal Complaints	11
Arrests	0	Dog	11
Reports	18	Other Animals	0
Citations	2	Grinder Pumps	9
Warnings	16	Squad Calls	4
Security Checks	78	Fire Runs	1
Campground Calls	2	Livewell Checks	0

Gate Counts

RFID Front- 14,142	Front Guest Lane- 7,468
RFID Rear Entry- N/A	Rear Exit- 17,178

Vehicle Information

Vehicle 1391	Fuel-66.4 gal	Miles Driven-919.1
Vehicle 1591	Fuel-102.9 gal	Miles Driven- 1,378.0
Vehicle 2091	Fuel-52.8	Miles Driven-824.5

LRPC Report March 2023 Monthly Meeting

- The Long Range Planning Committee (LRPC) has been working on a report that is to be submitted to the WPOA Board on March 31, 2023. The purpose of this strategy report for the next 5 years is to develop projects that are important to the Lake Waynoka community for Capital Assessment Accounts for the period of 2023 – 2027. The report:
 - defines community operating and strategic objectives, forecasts, suggested activities and plans for the upcoming 5-year period.
 - provides the WPOA Board with budgetary information that is helpful to select, prioritize and plan for improvements in existing amenities as well as potential new amenities.
 - is used by the Board to guide the overall management and direction of the community for the benefit of WPOA members and guests.
 - presents three Capital Assessment Account 5-Year Strategy Plans (Roads, Lake and Improvements).
 - includes the WPOA Vision and Values, and Community Goals and Objectives,
 - Includes a Budgetary Impact History starting with the 30-year Reserve Study conducted in 2017 by Reserve Advisors, a contracted management advisory group. The LRPC and the General Manager update the Reserve Advisors study figures where possible when more current budget information is available.
- At the direction of the WPOA Board, the committee was asked to select a professional Architect to provide information for the Board and membership as to three key objectives in order to make a decision to improve the amenities – Lodge, Restaurant, Lounge. No decision can be made without these objectives:
 - What is the cost?
 - Does the amenity meet the functionality of the growing needs of the community?
 - What would this amenity look like?
- The study is expected to be completed this Spring

Respectfully submitted

Terry Borgman ,
Chair - LRPC
937-515-7842

Zoning/Building Committee Report

As of 2/28/2023

Below is a breakdown of the permits for February.

2023 Zoning/Building Permit Status

	<i>Feb</i>	<i>YTD</i>
Residence	0	4
Dock/boat lift	7	15
Additions	0	0
Repair/Replace	3	3
Pool	0	0
Deck	0	0
Garage	2	5
Storage	1	2
Boat Cover	0	0
Carpport	0	0
Fence	1	3
Misc	0	1
TOTALS	14	33

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair