



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

**AGENDA**  
March 9, 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

- Jenny Ellis..... President
- Vernon Taylor....Vice President
- Ken Crank.....Secretary
- John Barton.....Treasurer
- Pat Raleigh.....Member at Large
- Sean Moore
- Jim Marck
- Sue Eads
- Rob Bynum

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

GENERAL OPERATING FUNDS:	2/29/2024	2/28/2023
OPERATING CHECKING/PEOPLES	\$101,441.79	\$105,086.74
CHARGE CARD ACCOUNT	\$30,135.95	\$188,272.84
OPER SAVINGS/FIRST STATE BANK	\$649.88	\$2,904.75
RESERVE OPERATING/FIRST STATE BANK	\$435,422.83	\$428,895.40
LOTTERY CHECKING	\$5,735.73	\$1,637.71
<b>TOTAL OPERATING FUNDS:</b>	<b>\$573,386.18</b>	<b>\$726,797.44</b>
 <b>ASSESSMENTS</b>		
\$175.00 ROADS ASSESSMENT	\$704,252.30	\$555,480.39
\$115.00 LAKE ASSESSMENT	\$51,874.74	\$60,182.78
\$115.00 IMPROVEMENT ASSESSMENT	\$311,126.39	\$372,540.67
CAMPGROUND IMPROVEMENT	\$36,519.52	\$100,501.21
<b>TOTAL</b>	<b>\$1,103,772.95</b>	<b>\$1,088,705.05</b>
 <b>WPOA INVESTMENTS:</b>		
* 1ST STATE CDARS #1024534762	\$180,085.52	\$174,504.80
Peoples CD	\$137,483.78	\$134,545.35
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>\$516,553.64</b>
 <b>TOTAL ALL ACCOUNTS:</b>	 <b>\$2,202,901.88</b>	 <b>\$2,332,056.13</b>

<b>2024 INCOME END OF February</b>	<b>2024</b>	<b>2024 EXPECTED</b>
<b>\$504,000.00</b>	<b>17%</b>	<b>17%</b>
 <b>2024 EXPENCE END OF February</b>		
<b>\$426,000.00</b>	<b>14%</b>	<b>14%</b>

## **Treasurer Report Month Ending February 2024**

### **Operating Funds**

February total operating income was \$348,000.00

February total operating expenses were \$222,000.00 with no unexpected expenses.

Operating fund balance at the end of February was \$573,386.18

Operating income for the year at the end of February was \$504,000.00. That is 17% of the plan for 2024. Expected income at the end of February was 17% so right on budget.

Operating expense for the year at the end of February was \$426,000.00. That is 14% of the plan for 2024. Expected expense at the end of February was 14% so right on budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in February was \$243,000.00

Assessment account expenditures in February totaled \$110,000.00 for Marina dock project and dock repair.

Balance of all allocated assessment accounts at the end of February were \$1,108,772.95

### **Invested Funds**

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

Total cash on hand at the end of February was \$2,202,901.88

## Managers' Report

The new playground is going in back at the campground and will be ready for use when the campground reopens on April 1<sup>st</sup>. Maintenance and the campground manager are working hard to make sure everything is ready for the return of our campers.

We have managed to save and reinforce more than half of the Pontiac docks. Maintenance still needs to remove the docks at the end of Pontiac that could not be repaired. The board is looking at many different configurations and options for the future of Pontiac to make it more useful to our members.

Lake Royal from North Carolina has requested to come for a visit to see our operation. They were doing research of other lakes and were impressed enough by our association to invest in a visit. Their lake is of similar size 4,000 lots, 350 acre lake. They will be visiting April 4<sup>th</sup> and 5<sup>th</sup> bringing 10 people made up of members, board members, and staff. If you see them, please make them feel welcome.

The spring OLCA meeting will be held at Cinnamon Lake on May 8<sup>th</sup> and 9<sup>th</sup>. These are great opportunities for lake managers and board members to get together and share information and ideas on shared issues to make all of member lakes better.

We are working on the finishing touches at the Marina for the docking upgrades. We still need to put in bumpers to help protect boats and have the fueling station reinstalled. These final items should be complete by early next month.

Maintenance rented a stump grinder attachment for our newly acquired skid steer and ground out many old stumps around the lake and in the campground. We continue working projects getting ready for another fun filled season at the lake.

## Lake Waynoka Police & Front Gate: Monthly Report

February 2024

Calls for Service	<b>35</b>	Animal Complaints	<b>4</b>
Arrests	<b>0</b>	Grinder Pumps	<b>10</b>
Reports	<b>14</b>	Squad Calls	<b>12</b>
Citations	<b>2</b>	Fire Runs	<b>4</b>
Warnings	<b>7</b>	Livewell Checks	<b>0</b>
Security Checks	<b>82</b>		

### Gate Counts

RFID Front- 12,073	Front Guest Lane- 8,173
RFID Rear Entry- 14,928	Rear Exit- 17,233

### Vehicle Information

Vehicle <b>1391</b>	Fuel- 69.3 gal	Miles Driven- 767
Vehicle <b>1591</b>	Fuel- 93.0 gal	Miles Driven- 1,244
Vehicle <b>2091</b>	Fuel- 26.5 gal	Miles Driven- 352.4

**Reminder:** The Ohio state issued burn ban went into effect March 1, 2023, per Ohio Revised Code section 1503.18. This will remain in effect through the end of May. Burning is prohibited across the state from 6:00am-6:00pm. 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/>

## March 2024 LRPC Report for Monthly WPOA Meeting

1. The Long Range Planning Committee and General Manager are in the process of reviewing potential projects for the coming 5 years. These projects are tentatively placed in the 5-year plan and are not approved until the Board approves an annual budget in January of the upcoming year. The 5-year plan will be presented to the WPOA Board by April 1st in the LRPC Annual Report.
2. Many WPOA members would like to contribute suggestions to improve the community. The LRPC presented to the Board a draft of a suggestion form and a process to handle community suggestions and provide feedback to the submitter from the Board. The Board will decide how to initiate this process soon.

Respectfully submitted,  
Terry Borgman, LRPC Chair  
Questions 937-515-7842

# LAKE ADVISORY COMMITTEE



## REPORT

March 4, 2024

### REMINDER

Beginning April 1, 2025, the owner of any boat to be used on Lake Waynoka must present evidence of having successfully completed a state approved boater education course at the time of registration. Certified instructors will offer classroom training at the Lake Waynoka Lodge building on Saturday, March 16. Classroom courses are scheduled for 8 hours, and registration is requested. Boating education specific to Lake Waynoka is also discussed in these sessions. There is no cost for this class. You may register by calling the WPOA office. The class originally scheduled for April 20, 2024, has been cancelled due to lack of demand. Additional dates will be considered in the future as may be needed. As outlined in previous reports, several other options for completing a NASBLA-approved classroom course are available in Ohio.

### PROJECT UPDATES

The Lake Advisory Committee continues to work with the Board of Trustees as they consider committee recommendations relating to watercraft being operated on Lake Waynoka.

## Zoning/Building Committee Report

As of 2/29/2024

Below is a breakdown of the permits for February.

### 2024 Zoning/Building Permit Status

	<i>Feb</i>	<i>YTD</i>
Residence	5	5
Dock/boat lift	6	17
Additions	0	0
Repair/Replace	0	3
Pool	0	0
Deck	0	0
Garage	0	0
Storage	0	2
Boat Cover	0	0
Carport	0	0
Fence	0	0
Misc	0	0
<b>TOTALS</b>	<b>11</b>	<b>27</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, Vol2.

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair