



**WAYNOKA PROPERTY OWNERS ASSOCIATION**

**1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
FAX: 937-446-3253**

**AGENDA  
March 13, 2021**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**MINUTES REVIEW**

**CURRENT BOARD MEMBERS**

Charlie Beard ... .President  
Jenny Ellis ..... Vice President  
Ken Crank.....Secretary  
Vern Taylor..... Treasurer  
Prescilla Redick.....Member at Large  
Pat Raleigh  
Betty Purdin  
Todd Holt  
Stephen Vonwhalde

**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**

## **Treasurer Report Month Ending February 2021**

### **Operating Funds**

February total operating income was \$270,000.00.

February total operating expenses were \$180,000.00 with no unexpected expenses.

Operating fund balance at the end of February was \$800,293.57

Operating income for the year at the end of February was \$406,000.00. That is 17% of the plan for 2021. Expected income at the end of February was 17% so we are right on budget.

Operating expense for the year at the end of February was \$309,000.00. That is 14% of the plan for 2021. Expected expense at the end of February was 14% so we are right on budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in February were \$126,000.00

Assessment account expenditures in February totaled \$5,000.00.

Balance of all allocated assessment accounts at the end of February were \$550,635.84

### **Invested Funds**

Invested Reserves at the end of February totaled \$513,089.48

Total cash on hand at the end of February was \$1,864,221.34

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

2/28/2021

GENERAL OPERATING FUNDS:	2/28/2021	2/29/21
OPERATING CHECKING/PEOPLES	\$146,503.36	\$108,963.86
CHARGE CARD ACCOUNT	\$73,182.41	\$74,850.35
OPER SAVINGS/FIRST STATE BANK	\$361,715.16	\$58,729.55
RESERVE OPERATING/FIRST STATE BANK	\$214,351.04	\$128,667.17
LOTTERY CHECKING	\$4,541.60	\$2,113.64
<b>TOTAL OPERATING FUNDS:</b>	<b>\$800,293.57</b>	<b>\$373,324.57</b>

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$277,163.04	\$140,284.61
\$70.00 LAKE ASSESSMENT	\$47,278.94	\$12,650.61
\$110.00 IMPROVEMENT ASSESSMENT	\$177,135.03	\$134,573.68
CAMPGROUND IMPROVEMENT	\$49,058.83	\$22,433.66
<b>TOTAL</b>	<b>\$550,635.84</b>	<b>\$309,942.56</b>

WPOA INVESTMENTS:

* FIRST STATE BANK 1022098787	\$173,474.63	\$144,990.52
FIRST STATE BANK #1022700614	\$133,370.60	\$130,549.89
FIRST STATE BANK #10213359878	\$153,973.13	\$153,976.13
FIRST STATE BANK #700700590	\$52,473.57	\$50,251.02
PEOPLES BANK/CDARS	\$0.00	\$0.00
<b>TOTAL INVESTMENTS:</b>	<b>\$513,291.93</b>	<b>\$479,767.56</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$1,864,221.34</b>	<b>\$1,163,034.69</b>

<b>2020 INCOME END OF FEBRUARY</b>	<b>2020</b>	<b>2020 PLAN EXPECTED</b>
\$406,000.00	17%	17%

<b>2020 EXPENSE END OF FEBRUARY</b>	<b>2020</b>	<b>2020 PLAN EXPECTED</b>
\$309,000.00	14%	14%

## Managers' Report

The lake has experienced several power outages recently and we have received numerous calls from members about what the association is doing about it. We, the association, are just like you a Duke Energy customer. When we call to complain we talk to the same people you do and we are only one voice. Please use your voice and contact Duke energy directly to voice your displeasure with the power outages.

The lake has refilled from the winter drawdown. The lagoon will need to be drained again in April so we will open the valve for about 2 weeks. Hopefully the lake will not go down more than a foot or so and April showers will fill it quickly.

Please remember there is a state wide burn ban in place from 1 March until 30 May. Burning is not permitted between 6 am and 6 pm daily. If you do burn during non-restricted hours please make sure the fire is attended at all times. This is a state of Ohio regulation not a Lake Waynoka regulation.

Our ever-positive Events Coordinator is moving forward with lots of activities for this summer. She has fun activities planned for almost every weekend this summer with the hopes that COVID will no longer stop us from getting together and having fun. Watch the calendar in the newsletter and all of our Facebook pages for what is happening this summer, come out and have fun.

We completed some upgrades in the boat parking lot back at the campground putting 212 tons of new gravel in.

I have been asked many times about if we are going to allow guest at the recreation center and pools this year. As soon as the restrictions on those facilities are lifted by the Governor we will go back to normal operation. It is my opinion we should be back to normal operation when the pools reopen.

We are still dealing with constantly changing rules concerning COVID 19 but fortunately these rules seem to be easing off. It is my personal hope that by the time we hit Memorial Day all the restrictions will have been lifted so we can have a normal summer season. Please watch the Web Site and Facebook for updates concerning WPOA sponsored and club sponsored events.



# Lake Waynoka

Waynoka Property Owners Association, Inc.

Lake Waynoka Police Department

Chief of Police- David Wallace

## Lake Waynoka Police/Security Monthly Report February 2021

Calls for Service	27	Animal Complaints	2
Arrests	0	Dog	2
Reports	3	Other (Beaver/Fowl)	0
Citations	0	Grinder Pumps	12
Warnings	5	Squad Calls	4
Security Checks	193	Fire Runs	1

RFID Front- 9,154	Front Security Lane- 7,567
RFID Rear Entry- Not Working	RFID Rear Exit- 16,862

Vehicle 1191	Fuel-12.8	Miles Driven-210
Vehicle 1591	Fuel-34.2	Miles Driven-387
Vehicle 1592	Fuel-14.8	Miles Driven-175
Vehicle 2091	Fuel-80.1	Miles Driven-1096

### Other News from Police/Security

During the Month of February, Officers were dispatched to several alarm activations at residences, welfare checks for individuals and responded to several mutual aid requests from the Ohio State Highway Patrol and Brown County Sheriff's Office respectively for traffic crashes and warrant attempts.

**BURN BAN**- During the months of March, April and May, per Ohio Revised Code Section #1503.18 open burning is prohibited across the state between 6 a.m. and 6 p.m. Members who burn during the allowable hours are to report the activity to Security. Signs have also been placed at the Front and Rear gates. Please consult the following websites for further information:

<https://ohiodnr.gov/>

<https://www.epa.ohio.gov/>

**Cold Water Boating**- Boating in cold weather can be exhilarating, but it also puts you at risk of falling into dangerously cold waters. Even boating in warm weather can be dangerous if the water is much colder than the air. As a general rule, if the air and water temperature added together equal less than 100 degrees Fahrenheit you should take the following steps:

- Wear a properly fitted life jacket. There are even special life jackets that have extra insulation to double as an additional warm layer.
- Speaking of layers, dress for the water temperature not the air temperature. Having lots of layers on, including a hat will help you survive if you do end up in the water. The first layer should be a synthetic fabric which will keep cool water away from your skin. Cotton keeps cool water close to the skin and should be avoided as the first layer.

See further information at <https://www.boatus.org/>

## **Long Range Planning Monthly Report - March 2021**

1. The LRPC is working on the 5- year plan. The plan covers the 2021 current year and the next 4 years through 2025. The committee is required to provide an Annual Strategy Recommendation Report in early April 2021 to the WPOA Board.
  
2. The objectives of the Annual Strategy report are to define the vision, goals, and priorities of the Lake Waynoka community.
  - Key elements in the capital assessment budgets (Roads, Lake and Improvements) including:
    - Lake - dredging and dam spillway topics
    - Improvements- Rec. Center condensate leak and lodge research topics
    - Road maintenance
  - Capital Projects projected income and expenditures values will be compared the next four years (2022-2025). The objective is to ensure the income is always greater than expenditures for the capital projects. The community will then be in compliance with the Ohio HR 5312.

The committee will update the community risk evaluation last addressed in 2017 in the coming months.

The General Reserve fund level is determined by the amount funds needed to cover those funds not provided by insurance.

3. The committee continues to collect research on the lodge.
  - The vision of the Facilities Feasibility Study is to provide the Lake Waynoka Board of Trustees with information and data from a variety of sources including community input needed to make informed decisions regarding the Lodge, Restaurant/ Kitchen and Lounge facilities for the benefit of attracting and maintaining the membership of the WPOA.
  - Community focus group phase is finished.
  - Community/ committee Work Group phase is about to begin.
  - Focus Groups will to collect information to study the best functional, technical and location alternatives if a choice to rebuild is chosen. Additionally, if a decision to remodel is chosen, then what technology and functional requirements are needed?
  - Community voice needs to be included. Residents, part time residents, property owners, campers need to be included.

**Zoning Committee Report**

As of 2/28/2021

Below is a breakdown of the permits for February.

2021 Building/Zoning Permit Status

	<i>Jan</i>	<i>YTD</i>
Residence	2	2
Dock/boat lift	11	11
Additions	0	0
Repair/Replace	0	0
Pool	0	0
Deck	0	0
Garage	0	0
Storage	2	2
Boat Cover	0	0
Carport	0	0
Fence	4	4
Misc	0	0
TOTALS	19	19

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

Respectfully submitted,

Pete Levermore  
Zoning Committee chair