



**WAYNOKA PROPERTY OWNERS ASSOCIATION**

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

**AGENDA  
May 10, 2025**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL  
MINUTES REVIEW**

**MEMBERSHIP COMPLIMENTS AND COMMENTS:  
(TIME IS LIMITED TO THREE (3) MINUTES SO ALL CONCERNS CAN BE HEARD)**

**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

**Executive Session: (If required)**

**ADJOURN**

**CURRENT BOARD MEMBERS**

Sue Eads..... President  
John Barton.....Vice President  
Sean Moore.....Secretary  
Chris Lane.....Treasurer  
Rob Bynum.....Member at Large  
Nancee Klein  
Charles Miller  
Mike Bisbe  
David Wagner

## **Treasurer Report Month Ending April 2025**

### **Operating Funds**

April's total operating income was \$364,764.55.

April's total operating expenses were \$268,612.86, with no unexpected costs.

The operating fund balance at the end of April was \$1,291,356.17

Operating income for the year at the end of April was \$1,830,167.15. That is 56% of the plan for 2025. The expected income was 58% at the end of April, so 2% was under budget.

At the end of March, operating expenses for the year were \$957,782.35. That is 30% of the plan for 2025. The expected expense at the end of April was 30%, so on budget.

### **Allocated Assessment Funds**

The income for allocated operating assessments in April was \$78,335.30.

Assessment account expenditures in April totaled \$27,732.40. This includes \$21,735.00 for the striping of Waynoka Drive.

The balance of all allocated assessment accounts at the end of April was \$1,130,473.87.

### **Invested Funds**

Invested Reserves at the end of April totaled \$540,831.87.

Total cash on hand at the end of April was \$2,962,661.91.

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

GENERAL OPERATING FUNDS:		4/30/2025	4/30/2024
	OPERATING CHECKING/PEOPLES	\$374,743.79	\$123,409.05
	CHARGE CARD ACCOUNT	\$227,291.32	\$327,649.32
	OPER SAVINGS/FIRST STATE BANK	\$300,805.80	\$400,614.83
	RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$432,717.65
	LOTTERY CHECKING	\$4,443.52	\$5,614.78
	<b>TOTAL OPERATING FUNDS:</b>	<b>\$1,291,356.17</b>	<b>\$1,290,005.63</b>
<b>ASSESSMENTS</b>			
\$175.00	ROADS ASSESSMENT	\$290,074.08	\$903,227.40
\$130.00	LAKE ASSESSMENT	\$274,248.64	\$188,337.17
\$115.00	IMPROVEMENT ASSESSMENT	\$440,605.21	\$379,389.29
	CAMPGROUND IMPROVEMENT	\$125,545.94	\$3,646.10
	<b>TOTAL</b>	<b>\$1,130,473.87</b>	<b>\$1,474,599.96</b>
<b>WPOA INVESTMENTS:</b>			
*	1ST STATE CDARS #102667909	\$185,862.24	\$181,636.72
	Peoples CD	\$145,949.16	\$139,822.60
	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>\$540,831.87</b>	<b>\$529,632.77</b>
	<b>TOTAL ALL ACCOUNTS:</b>	<b>\$2,962,661.91</b>	<b>\$3,294,238.36</b>

<b>2025 INCOME END OF APRIL</b>	<b>2025</b>	<b>2025 EXPECTED</b>
<b>\$1,830,167.15</b>	<b>56%</b>	<b>58%</b>
<b>2025 EXPENSE END OF April</b>		
<b>\$957,782.35</b>	<b>30%</b>	<b>30%</b>



## General Manager's Report – May 10, 2025

This month, we're introducing something new to our reporting: employee and member recognition. Each month, we will highlight one outstanding employee and one exemplary community member. A permanent plaque for the *Employee of the Month* will be installed in the Lodge, and a similar plaque for *Member of the Month* will follow. For now, both honorees will receive certificates in recognition of their contributions.

## Operational Updates

- **Roadway Improvements:** The yellow line around the lake has been repainted. While the project is complete, we've noticed some peeling and chipping and will be contacting the installer to resolve this issue. Additionally, parking stall lines at the Administration Building were moved back from the road to improve vehicle space and safety.
- **Weather Precautions:** The recent rainfall has been substantial. We encourage all boat owners to monitor forecasts and consider loosening tie-downs during heavy rain events to prevent damage.

## Upcoming Events

- **Community Yard Sale – Saturday, May 17:** This is an open-gate event. Only the front gate will be open for visitors. Residents with RFID access may still use the back gate.
- **Music on the Green – May 23:** Kicking off the summer with the Rubber Duck Regatta, followed by our first Music on the Green event.
- **Marina Pointe Concert – May 24:** Live music and festivities at Marina Pointe from 5:00 PM to 10:00 PM.

## Marina Pointe Management

Marina Pointe is now managed by our Events Coordinator, Mrs. Chy King. The previous lease operator no longer manages this area. Mrs. King and our staff will oversee maintenance, including trash removal and lawn care. If you are interested in sponsoring events at the Pointe, please contact Mrs. King.

## Grounds and Clean-Up

- **Mowing and Beautification:** We are actively mowing vacant lots and addressing tall grass concerns, weather permitting.
- **Blight Remediation:** We will be removing the boat and trailer from the front entrance by Memorial Day and will be enforcing the removal of derelict boats and vehicles around the lake. Lot owners are responsible for these items, and enforcement will be stepped up.



- Marina Cleanup: We have removed 20–25 boats, an RV, multiple wooden structures, and over 150 tires from the boat maintenance area. These items had accumulated over several years. The cost of this cleanup will be covered by the former Marina Lease Operator.

We are looking forward to an exciting and safe boating season at Lake Waynoka. Thank you to everyone for your continued cooperation and commitment to our community.

Thank you,

Todd Wilkin

General Manager

## Lake Waynoka Police & Front Gate: Monthly Report

*April 2025*

<b>Calls for Service</b>	<b>38</b>	<b>Animal Complaints</b>	<b>7</b>
<b>Arrests</b>	<b>0</b>	<b>Grinder Pumps</b>	<b>12</b>
<b>Reports</b>	<b>25</b>	<b>Squad Calls</b>	<b>19</b>
<b>Citations</b>	<b>8</b>	<b>Fire Runs</b>	<b>1</b>
<b>Warnings</b>	<b>13</b>	<b>Livewell Checks</b>	<b>17</b>
<b>Security Checks</b>	<b>63</b>		

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

<b>Campground</b>	<b>2</b>	<b>Rec. Center</b>	<b>0</b>
<b>Lounge</b>	<b>0</b>	<b>Lodge</b>	<b>1</b>

### Gate Counts

<b>RFID Front- 19,865</b>	<b>Front Guest Lane- 12,694</b>
<b>RFID Rear Entry- 19,491</b>	<b>Rear Exit- 23,627</b>

### Vehicle Information

<b>Vehicle 1391</b>	<b>Fuel- 73.6 gal</b>	<b>Miles Driven- 1,001.0</b>
<b>Vehicle 1591</b>	<b>Fuel- N/A</b>	<b>Miles Driven-N/A</b>
<b>Vehicle 2091</b>	<b>Fuel- 83.9 gal</b>	<b>Miles Driven- 1,162.0</b>

**Reminder:** Per Ohio Revised Code section 1503.18, the burn ban remains 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/>

## Building Permits 2025

	April	YTD
Residence	1	21
Dock/boat lift	0	12
Additions	0	1
Repair/Replace	3	4
Pool	1	2
Deck	0	2
Garage	0	1
Storage	1	4
Boat Cover	0	1
Carport	0	0
Fence	0	3
Misc	<u>0</u>	<u>0</u>
Totals	6	51