



**WAYNOKA PROPERTY OWNERS ASSOCIATION**

**1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
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**AGENDA  
May 14, 2022**

**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

**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**

**CURRENT BOARD MEMBERS**

- Charlie Beard ....President
- Jenny Ellis..... Vice President
- Ken Crank.....Secretary
- Vern Taylor.....Treasurer
- Pat Raleigh.....Member at Large
- Jim Hewes
- Todd Holt
- John Barton
- Sean Moore

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

GENERAL OPERATING FUNDS:	4/30/2022	4/30/2021
OPERATING CHECKING/PEOPLES	\$126,434.89	\$131,068.48
CHARGE CARD ACCOUNT	\$229,290.39	\$211,478.19
OPER SAVINGS/FIRST STATE BANK	\$403,394.98	\$250,732.00
RESERVE OPERATING/FIRST STATE BANK	\$565,924.83	\$614,351.04
LOTTERY CHECKING	\$2,138.70	\$3,031.86
<b>TOTAL OPERATING FUNDS:</b>	<b>\$1,327,183.79</b>	<b>\$1,210,661.57</b>
<b>ASSESSMENTS</b>		
\$175.00 ROADS ASSESSMENT	\$603,239.22	\$464,117.10
\$100.00 LAKE ASSESSMENT	\$168,908.33	\$116,184.50
\$115.00 IMPROVEMENT ASSESSMENT	\$428,741.91	\$266,801.88
CAMPGROUND IMPROVEMENT	\$78,557.50	\$48,502.23
<b>TOTAL</b>	<b>\$1,279,446.96</b>	<b>\$895,605.71</b>
<b>WPOA INVESTMENTS:</b>		
* 1ST STATE CDARS #1024534762	\$173,474.63	\$173,474.63
1ST STATE CDARS #1024986639	\$134,342.21	\$133,595.10
1ST STATE CDARS #700700838	\$154,075.71	\$153,976.13
1ST STATE CDARS #700700590	\$52,834.56	\$52,473.57
<b>TOTAL INVESTMENTS:</b>	<b>\$514,727.11</b>	<b>\$513,519.43</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$3,121,357.86</b>	<b>\$2,619,786.71</b>

2022 INCOME END OF APRIL	2022	2022 PLAN EXPECTED
<b>\$1,528,000.00</b>	<b>60%</b>	<b>59%</b>
2022 EXPENSE END OF APRIL	2022	2022 PLAN EXPECTED
<b>\$761,000.00</b>	<b>30%</b>	<b>31%</b>

## **Treasurer Report Month Ending April 2022**

### **Operating Funds**

April total operating income was \$293,000.00.

April total operating expenses were \$182,000.00 with no unexpected expenses.

Operating fund balance at the end of April was \$1,327,183.79

Operating income for the year at the end of April was \$1,528,000.00. That is 60% of the plan for 2022. Expected income at the end of April was 59% so 1% over budget.

Operating expense for the year at the end of April was \$761,000.00. That is 30% of the plan for 2022. Expected expense at the end of April was 31% so 1% under budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in April were \$75,000.00

Assessment account expenditures in April totaled \$31,000.00 for engineering on the dam repair and upcoming Lodge work.

Balance of all allocated assessment accounts at the end of April were \$1,279,446.96

### **Invested Funds**

Invested Reserves at the end of April totaled \$566,718.05

Total cash on hand at the end of April was \$3,173,348.80

## Managers' Report

The spillway repair work will start this month and should be completed by the 11 June. There will be no need to lower the lake for this repair but there may be limited road closers and we will try and keep you apprised of those closures.

We have released the full 400 grass carp that we had a permit for from ODNR. While this should help with the weed and algae issues, we have seen over the last couple of years it usually takes a full year after release before you see a significant difference from the fish.

Aqua Doc has started treating the lake weekly and will continue to do so throughout the summer season. We will have them continue into the fall as needed.

We are in the process upgrading to the rec area bathrooms with a different system and will include painting the inside and repairing the doors.

Dredging has started again and is scheduled to continue into late October. Please give our barges room to operate they do not stop or turn on a dime.

We have hired a new Police officer filling all of our positions. This will allow us to have between 10 and 18 hours of police coverage 7 days a week.

Maintenance is hard at work getting everything including the pools ready for the start of the season.

## Lake Waynoka Security/Police Monthly Report – April 2022

<b>Calls for Service</b>	<b>105</b>	<b>Animal Complaints</b>	<b>27</b>
<b>Arrests</b>	<b>0</b>	<b>Dog</b>	<b>26</b>
<b>Reports</b>	<b>29</b>	<b>Other (Beaver/Fowl)</b>	<b>1</b>
<b>Citations</b>	<b>3</b>	<b>Grinder Pumps</b>	<b>28</b>
<b>Warnings</b>	<b>22</b>	<b>Squad Calls</b>	<b>4</b>
<b>Security Checks</b>	<b>146</b>	<b>Fire Runs</b>	<b>2</b>

### Gate Counts

<b>RFID Front- 16,490</b>	<b>Front Security Lane- 9,848</b>
<b>RFID Rear Entry- 16,443</b>	<b>Rear Exit- 18,697</b>

### Vehicle Information

<b>Vehicle 1391</b>	<b>Fuel-45.0 gal</b>	<b>Miles Driven-842.0</b>
<b>Vehicle 1591</b>	<b>Fuel-21.6 gal</b>	<b>Miles Driven-301.9</b>
<b>Vehicle 2091</b>	<b>Fuel-74.6 gal</b>	<b>Miles Driven-1,169.3</b>

Marine Patrol – N/A

### Other News from Police/Security

The Police Department saw an increase in animal complaints during the month of April. Please make sure all dogs and pets remain on your property or are on a leash while walking them. Citations have been issued to owners with repeated complaints, after multiple verbal warnings, who are failing to comply with this state law.

On top of the numerous animal complaints, the Police Department responded to multiple fights in progress, domestic violence calls, property damage vehicle accidents, as well as disorderly conduct calls.

Reminder: The Ohio state issued burn ban remains in effect through the month of May per Ohio Revised Code section 1503.18. Open burning continues to be prohibited across the state from the hours of 6:00am-6:00pm. Signs for the burn ban have been posted at the front and back gates. Members who plan to burn during the allowed hours are to report the activity to security. For more information, please visit <http://ohiodnr.gov/>

Marine Patrol will resume during the month of May. Please obey all boating regulations through the WPOA and the state of Ohio. We want everyone to enjoy their time on the lake while being safe and courteous of others.

## May Lake Waynoka Art Club Report

From: Joanne Edwards, President (513) 582-8489 Prepared May 11, 2022

Sandy Beard, Vice President, Vicki Nimmo, Treasurer, Julie Wagner, Secretary, Judy Levermore, Member at Large

The Art Club's monthly meeting is the First Monday of every month from 10:00 a.m.–12:00 p.m., September – May. Please contact Joanne before guest attending. We will be having a half hour meeting then a different Art Activity from 10:30 to 12:00. We are now on summer break but will have kids art activities for Beach Day and Lake Waynoka Day this summer. Art Club meetings will resume September 12<sup>th</sup> and are looking forward to a wonderful new year of art.

We are planning on having our Bob Ross Class October 1<sup>st</sup>, 2022. Please mark your calendars! Our next Uncorked on Canvas will be in November 19, 2022.

We had a wonderful Arbor Day Celebration, despite a bit of rain. Thank you all who helped make this event a success. The Bombshells of Cincinnati have yarn wrapped 10 – 12 trees in Destination Park. This is a temporary art installation as rain and sun will weather the yarn in a couple months. Make sure you get to see these colorful trees before the yarn wrapping has to come down!

## Long Range Planning Committee Monthly Report May 2022

The purpose of this report is to inform the WPOA membership of the recommended strategy for 2 of 3 Capital Assessment Accounts. The Board needs to recognize the following proposed capital expenditures in the 5-8 year proposed capital assessment plan. Next month the Lake capital Assessment Account will be addressed in the same manner.

### Roads Capital Assessment Account 2022-2026

#### WPOA Board action required

- No action is required at this time.

### Improvement Capital Assessment Account 2022-2026

#### WPOA Board action required

- The 5-year plan needs review.
  - Expenditure for the lodge exterior walls is in serious need of repair.
  - Lodge and restaurant (\$150k), lounge (\$46k) expenditures for 2024-25 are in serious need of review if the feasibility study becomes viable.
  - The Rec. Center (\$90k) will be carefully watched as serious expenditures occur in 2023.
  - Carefully considered actions in the 5- year plan period may impact actual and projected savings in the first 12 years. Those projected savings will be eliminated in 2029 and 2030 by increasing expenditures in 2027-2028 and 2029. See Income and expenditure charts later in the report.
  - Furthermore, the funds available in 2038 and beyond are also inadequate to meet the future expenditures.
- **The WPOA Board has the options to consider:**
  - Do nothing and eliminate expenditures above.
  - Add the recommended assessments.
  - We could advance or delay the listed expenditures.
  - We could reduce expenditures in the 5-year plan to preserve the savings for a longer period (for example: minimize lodge renovation costs) to potentially offset shortfall in 2029/ 2030.
  - Table any improvement 2029/ 2030 decisions until a later time.

Respectfully submitted

Terry Borgman

Chair

## Zoning/Building Committee Report

As of 4/30/2022

Below is a breakdown of the permits for April.

### 2022 Zoning/Building Permit Status

	<i>Apr</i>	<i>YTD</i>
Residence	6	22
Dock/boat lift	5	15
Additions	1	2
Repair/Replace	7	12
Pool	0	2
Deck	1	5
Garage	2	4
Storage	1	5
Boat Cover	0	0
Carport	0	0
Fence	4	6
Misc	1	1
TOTALS	28	74

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair