



WAYNOKA PROPERTY OWNERS ASSOCIATION
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LAKE WAYNOKA, OHIO 45171
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AGENDA
May 13, 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..... 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:	4/30/2023	4/30/2022
OPERATING CHECKING/PEOPLES	\$165,860.83	\$126,434.89
CHARGE CARD ACCOUNT	\$244,224.56	\$229,290.39
OPER SAVINGS/FIRST STATE BANK	\$402,904.75	\$403,394.98
RESERVE OPERATING/FIRST STATE BANK	\$428,895.40	\$565,924.83
LOTTERY CHECKING	\$1,979.49	\$2,138.70
TOTAL OPERATING FUNDS:	\$1,243,865.03	\$1,327,183.79
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$804,737.78	\$603,239.22
\$115.00 LAKE ASSESSMENT	\$145,165.25	\$168,908.33
\$115.00 IMPROVEMENT ASSESSMENT	\$446,335.69	\$428,741.91
CAMPGROUND IMPROVEMENT	\$80,200.18	\$78,557.50
TOTAL	\$1,476,438.90	\$1,279,446.96
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$175,477.89	\$173,474.63
1ST STATE CDARS #1024986639	\$134,588.81	\$134,342.21
1ST STATE CDARS #700700590	\$53,066.02	\$52,834.56
1ST STATE CDARS #700700838	\$154,437.47	\$154,075.71
TOTAL INVESTMENTS:	\$517,570.19	\$514,727.11
TOTAL ALL ACCOUNTS:	\$3,237,874.12	\$3,121,357.86

2023 INCOME OF APRIL	2023	2023 EXPECTED
\$1,586,000.00	59%	59%
 2023 INCOME OF APRIL		
\$767,000.00	29%	31%

Treasurer Report Month Ending April 2023

Operating Funds

April total operating income was \$289,000.00.

April total operating expenses were \$204,000.00 with no unexpected expenses.

Operating fund balance at the end of April was \$1,243,865.03

Operating income for the year at the end of April was \$1,586,000.00. That is 59% of the plan for 2023. Expected income at the end of April was 59% so right on budget.

Operating expense for the year at the end of April was \$767,000.00. That is 29% of the plan for 2023. Expected expense at the end of April was 31% so 2% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in April were \$55,000.00

Assessment account expenditures in April totaled \$55,000.00 for Culvert Repair.

Balance of all allocated assessment accounts at the end of April were \$1,476,438.90

Invested Funds

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

Total cash on hand at the end of April was \$3,236,857.57

Managers' Report

The main valve on the lake was closed in mid-April after completing the spring draining of the lagoon. It has been a fairly dry spring so it has taken longer than normal for the lake to return to full pool. Mother Nature will fill the lake soon but, in the meantime, please be careful if you are out boating. Under water hazards will be more prevalent until the lake refills. Please run at reduced speed because wake is more destructive to shorelines when the lake is low.

Maintenance is hard at work getting everything ready for the season. The dredging barges have been rehabbed along with new paint to make sure they last for many years in the future. They currently cleaning and making repairs on the pools so they can be filled and ready for use on 26 May. Work continues on the replacement of the heating and air unit at the gym. We have replaced several old culverts and a few more to go in preparation of paving this year.

The drainage work that was completed in the campground over the winter I am glad to say has made a major difference on water being able to leave the campground after a big rain. We are still awaiting the engineering report on other suggested upgrades. The campground committee and the board will review these recommendations for further action.

I am sorry to announce that there has been a rash of vandalism in the recreation areas. The police department has stepped up patrols and is asking for your help if you see anything going on, please report it to the front gate.

The first treatment for weeds and algae in the lake was completed on 11 May and will continue weekly for the rest of the season.

Zoning/Building Committee Report

As of 4/30/2023

Below is a breakdown of the permits for April.

	2023 Zoning/Building Permit Status	
	<i>Apr</i>	<i>YTD</i>
Residence	3	9
Dock/boat lift	2	21
Additions	0	0
Repair/Replace	5	12
Pool	0	2
Deck	2	7
Garage	1	8
Storage	0	4
Boat Cover	0	0
Carport	0	0
Fence	1	7
Misc	6	7
TOTALS	20	77

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

May 2023 LRPC Report for Monthly WPOA Meeting

1. Current projects

The Long Range Planning Committee has presented its Annual Report to the Board and is waiting on approval from the Board to put it on the Lake Waynoka website for the community to read.

2. Community goals and objectives

The Lake Waynoka Community Vision, Values, Goals and Objectives document, written by the Board of Trustees and the LRPC, outlines eight Community Goals and Objectives. One of these, Lake Protection and Conservation, addresses our most valued community asset, the Lake:

Lake Protection and Conservation

-Objective: Maintain an effective dredging program to ensure acceptable navigability of the main lake and all coves. **2023 execution:** *Six months of barge dredging will target the "hump" at the east end of the lake. A study for sediment prevention control will determine feasibility to reduce silt entering the lake from Straight Creek.*

-Objective: Protect the lake shoreline against erosion by enforcing rules on the rocking of all lakefront lots, including both private and WPOA-owned. **2023 execution:** *Ongoing rip rap program is in place.*

-Objective: Properly maintain the condition of the dam, weir area and valve, including recommended regular inspections. **2023 execution:** *Annual repairs are budgeted.*

-Objective: Establish and maintain an acceptable balance of fish population and lake habitat while recognizing other recreational needs and uses of the entire membership. **2023 execution:** *Annual stocking of fish and AqualDoc treatments are budgeted.*

-Objective: Properly maintain all lake access areas, including amenities included therein. **2023 execution:** *Repairs to public docks, including the Marina dock, are scheduled.*

-Objective: Support the control of geese, beavers and any other invasive species of animals or plants that might affect the health of the lake and damage to property. **2023 execution:** *Annual goose population control has been performed.*

3. There is an open position on the LRPC. Contact Terry Borgman at 937-515-7842 if interested in serving on this committee.

Lake Waynoka Police & Security Monthly Report

April 2023

Calls for Service	52	Animal Complaints	13
Arrests	1	Grinder Pumps	30
Reports	33	Squad Calls	5
Citations	5	Fire Runs	1
Warnings	23	Livewell Checks	1
Security Checks	91	Campground Calls	7

Gate Counts

RFID Front- 13,611	Front Guest Lane- 10,429
RFID Rear Entry- N/A	Rear Exit- 18,960

Vehicle Information

Vehicle 1391	Fuel-66.1 gal	Miles Driven-1,202
Vehicle 1591	Fuel-114.9 gal	Miles Driven-1,653
Vehicle 2091	Fuel- 56.0	Miles Driven-731

Other Information from the Police Department

Reminder: The Ohio state issued burn ban remains in effect, per Ohio Revised Code section 1503.18. As stated in the March report, this will remain in effect through the end of May. Burning is prohibited across the state from 6:00am-6:00pm. 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/>.