



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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AGENDA
May 11, 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

- Vernon Taylor..... President
- Sue Eads.....Vice President
- Sean Moore.....Secretary
- Chris Lane.....Treasurer
- Pat Raleigh.....Member at Large
- Rob Bynum
- Nancee Klein
- Jim Marck
- Charles Miller

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

GENERAL OPERATING FUNDS:	4/30/2024	4/30/2023
OPERATING CHECKING/PEOPLES	\$123,625.74	\$165,860.83
CHARGE CARD ACCOUNT	\$315,703.82	\$244,224.56
OPER SAVINGS/FIRST STATE BANK	\$400,614.83	\$402,904.75
RESERVE OPERATING/FIRST STATE BANK	\$373,225.65	\$428,895.40
LOTTERY CHECKING	\$5,614.78	\$1,979.49
TOTAL OPERATING FUNDS:	\$1,218,784.82	\$1,243,865.03
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$903,227.40	\$804,737.78
\$115.00 LAKE ASSESSMENT	\$188,337.17	\$145,165.25
\$115.00 IMPROVEMENT ASSESSMENT	\$379,389.29	\$446,335.69
CAMPGROUND IMPROVEMENT	\$63,138.10	\$80,200.18
TOTAL	\$1,534,091.96	\$1,476,438.90
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$180,085.52	\$175,477.89
Peoples CD	\$137,483.78	\$134,588.81
1ST STATE CDARS #700700590	\$53,066.02	\$53,066.02
1ST STATE CDARS #700700838	\$155,107.43	\$154,437.47
TOTAL INVESTMENTS:	\$525,742.75	\$517,570.19
TOTAL ALL ACCOUNTS:	\$3,278,619.53	\$3,237,874.12

2024 INCOME END OF APRIL	2024	2024 EXPECTED
\$1,676,000.00	57%	59%
2024 EXPENCE END OF APRIL		
\$877,000.00	30%	31%

Treasurer Report Month Ending April 2024

Operating Funds

April total operating income was \$324,000.00

April total operating expenses were \$245,000.00 with no unexpected expenses.

Operating fund balance at the end of April was \$1,218,784.82

Operating income for the year at the end of April was \$1,676,000.00. That is 57% of the plan for 2024. Expected income at the end of April was 59% so 2% under budget.

Operating expense for the year at the end of April was \$877,000.00. That is 30% of the plan for 2024. Expected expense at the end of April was 39% so 1% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in April was \$66,000.00

Assessment account expenditures in April totaled \$5,000.00 for Recreation Center Equipment.

Balance of all allocated assessment accounts at the end of April were \$1,534,091.96

Invested Funds

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

Total cash on hand at the end of April was \$3,278,619.53

Managers' Report

The main valve on the lake was opened the first week in April for the spring draining of the lagoon. We expected to close that valve sometime between the 15th and the 19th of April. Due to interference by some turtles that slowed the lagoon drain we did not close the valve until the morning of April 23rd. The lake went down less than a foot and is full now.

Due to all growth, we have experienced over the last several years Waynoka Dr. has deteriorated much faster than expected. We started saving for this project several years ago with a goal of doing it in 2029. We will be doing the project this summer 5 years sooner than we thought we would be able to. We will be grinding the road, repairing road base failures and replacing culverts preparing for this paving project. Please be patient with us during this upgrade as it is a really large project that will affect traffic patterns during the work.

Mowing of lots has started but the recent rains has forced us out of the fields temporarily. Our goal is to mow all lots at least 3 times a year but it takes about a month and a half to get all the way around.

We have put 50 more grass Carp in the lake this spring and will be putting in another 50 during the month of May. We also again have a contract with Aqua Doc for weekly inspection and treatment to control weed and algae growth.

We will be working with the WRWSD to make upgrades to the plumbing in the Lodge. We don't expect to have to close the building during these repairs since most of the work will be done outside the building.

Keep an eye on the calendar in the newsletter, website and Facebook pages for all the fun events planned for this season from our events coordinator and our great clubs and volunteers.

Lake Waynoka Police & Front Gate: Monthly Report

April 2024

Calls for Service	31	Animal Complaints	11
Arrests	0	Grinder Pumps	13
Reports	12	Squad Calls	7
Citations	1	Fire Runs	0
Warnings	8	Livewell Checks	12
Security Checks	83		

Gate Counts

RFID Front- 16,876	Front Guest Lane- 10,124
RFID Rear Entry- 17,172	Rear Exit- 20,385

Vehicle Information

Vehicle 1391	Fuel- 70.8 gal	Miles Driven-784
Vehicle 1591	Fuel- 85.3 gal	Miles Driven-811
Vehicle 2091	Fuel- 80.5 gal	Miles Driven-1,258

May 2024 LRPC Report for Monthly WPOA Meeting Agenda

1. The Long Range Planning Committee continues to monitor the 2024 budget. We will monitor the work accomplished versus the work planned. In September 2024, we will compare the budgeted costs to the actual costs for the year 2024. We will share this information with the membership monthly. At the end of the year, we will look at the overall capital assessment accounts and measure the performance of the Board and General Manager in accomplishing the approved budget.
2. At the discretion of the WPOA Board, the committee provides information for future projects as designated in the LRPC five year plan (years 2 through 5). We provide this information so that the Board will understand the impact of various options that may be considered when they vote on the various projects for approval in year #2.
3. Each year the committee meets with the General Manager to assess the feasibility of projects proposed for the next year. Projects not completed in 2024 may be considered for 2025 or deleted. Additionally, new projects not yet forecasted in 2024 may be considered in 2025. Such proposals are then presented to the WPOA Board in the month of December for their consideration for the capital assessment accounts to be voted on in January of 2025 as an approved budget.
4. Presently the WPOA board is considering the advancement of the paving of Waynoka Drive. The General Manager's report during the May monthly meeting will provide details. The Long Range Planning Committee recommended in 2017 that we start saving for the Waynoka Drive paving, a major cost item. We started saving for the paving project in 2019, with anticipated work scheduled to be done in 2029 through 2032. In 2019, it was recognized that we could not borrow money, therefore the Board decided to save for such a project. The purpose of a long range plan is to anticipate such needs for the community and begin to exercise the proper plan to benefit both the cost and the future needs of the community.

Respectfully submitted,
Terry Borgman, LRPC Chair

Zoning/Building Committee Report

As of 4/30/2024

Below is a breakdown of the permits for April.

2024 Zoning/Building Permit Status

	<i>Apr</i>	<i>YTD</i>
Residence	2	8
Dock/boat lift	0	19
Additions	0	1
Repair/Replace	3	8
Pool	2	2
Deck	1	2
Garage	2	4
Storage	2	4
Boat Cover	0	0
Carport	0	0
Fence	1	3
Misc	1	2
TOTALS	14	53

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, Vol 2.

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair