



WAYNOKA PROPERTY OWNERS ASSOCIATION

**1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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**AGENDA
MAY 8, 2021**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES REVIEW

CURRENT BOARD MEMBERS

Charlie BeardPresident
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 April 2021

Operating Funds

April total operating income was \$308,000.00.

April total operating expenses were \$226,000.00 with no unexpected expenses.

Operating fund balance at the end of April was \$1,374,471.26

Operating income for the year at the end of April was \$1,370,000.00. That is 59% of the plan for 2021. Expected income at the end of April was 59% so we right on budget.

Operating expense for the year at the end of April was \$688,000.00. That is 30% of the plan for 2021. Expected expense at the end of April was 31% so we are 1% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in April were \$60,000.00

Assessment account expenditures in April totaled \$8,000.00 Pool furniture, Security building upgrades.

Balance of all allocated assessment accounts at the end of April were \$897,601.27

Invested Funds

Invested Reserves at the end of April totaled \$513,519.43

Total cash on hand at the end of April was \$2,785,591.96

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

4/30/2021

GENERAL OPERATING FUNDS:	4/30/2021	4/30/2020
OPERATING CHECKING/PEOPLES	\$128,400.24	\$122,496.79
CHARGE CARD ACCOUNT	\$225,294.05	\$63,220.73
OPER SAVINGS/FIRST STATE BANK	\$401,754.00	\$408,760.69
RESERVE OPERATING/FIRST STATE BANK	\$614,351.04	\$238,667.17
LOTTERY CHECKING	\$4,671.93	\$2,190.87
TOTAL OPERATING FUNDS:	\$1,374,471.26	\$835,336.25

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$466,237.88	\$311,925.34
\$70.00 LAKE ASSESSMENT	\$116,180.83	\$74,767.11
\$110.00 IMPROVEMENT ASSESSMENT	\$266,681.13	\$210,372.81
CAMPGROUND IMPROVEMENT	\$48,501.43	\$7,458.84
TOTAL	\$897,601.27	\$604,524.10

WPOA INVESTMENTS:

* 1ST STATE CDARS #1024534762	\$173,474.63	\$144,990.52
1ST STATE CDARS #1022700614	\$133,595.10	\$130,975.56
1ST STATE CDARS #10213359878	\$153,976.13	\$153,976.13
1ST STATE CDARS #700700590	\$52,473.57	\$50,251.02
PEOPLES BANK/CDARS	\$0.00	\$0.00
TOTAL INVESTMENTS:	\$513,519.43	\$480,193.23
TOTAL ALL ACCOUNTS:	\$2,785,591.96	\$1,920,053.58

2021 INCOME END OF APRIL	2021	2021 PLAN EXPECTED
\$1,370,000.00	59%	59%
2021 EXPENSE END OF APRIL	2021	2021 PLAN EXPECTED
\$688,000.00	30%	31%

Managers' Report

I have been asked several times if we will be allowing guest at the pool and recreation center this summer. We are hoping that the COVID restrictions from the state will be removed before we get the Memorial Day weekend and we will be able to go back normal operation. If they are not lifted, we will operate in the same manner as last year. These restrictions limit how many people can be at the pool and we don't want to have to tell a member they cannot go in because we have let guest in and are at capacity.

If you have recreation center passes (the black or red ones) with a date of 2020 on them we will accept those to the end of 2021.

We are proceeding into this summer season with the expectation that all or most of the COVID restrictions will be lifted. If a planned event has to be cancelled due to the state's restrictions, we will let you know as soon as possible before the event.

Kroger has agreed to have a pick-up location here at the lake much like you see in some of the other towns. It is scheduled to start on Friday 21 May in the Recreation Center parking lot. Watch click list for the location to open up as an option. They will increase hours and days for pick-up based on usage.

We have seen some small outbreaks of algae on the lake already this spring. We have put in 150 carp in the lake over the last year and do have a contract with Aqua Doc to handle any major outbreaks. We will work to treat these small outbreaks ourselves as best we can. If they get beyond our control, we will bring in the contractor.

We want to and expect be able to open the Recreation Center to normal operation on Memorial Day weekend. This will depend on the state loosening up the restrictions we have been under for the last year. The indications we are getting is that reduced restrictions are coming soon and we are all hoping for a normal summer season.

The board of trustees and I continue to work on the policy on dock rentals and expect the announcement to come in the next couple of months. If you have any suggestions please let myself or any board member know your thoughts.

Long Range Planning Committee Monthly WPOA Report May 2021

1. The committee continues to monitor change in the 5-Year plan. The Spillway report is due to be issued in May – June timeframe of this year. Since it is not included in the 5-Year plan at this time, we will address the long-term impact with the General Manager as the situation is better defined by the engineers.
2. We continue to prepare for the WORK GROUP community meetings.
 - a. The first meeting is scheduled for Thursday, May 27, 2021. We need community members to participate in a series of meetings regarding the focus group comments and research about the LODGE. Please contact Greg Stover, 513-313-8486, or Terry Borgman, 937-515-7842 to express your interest in participation. Your help would be greatly appreciated. The meetings will be held at the Lodge.
 - b. A second group of meetings on the LOUNGE will be held in July, a date to be determined. Please contact Pete Levermore, 502-727-4820, to express your interest in participation.
 - c. A third group of meetings on the RESTAURANT will be held in August, a date to be determined. Please contact Dan Federico, 585-507-0212, to express your interest in participation.
 - d. These meetings are your chance to better understand the needs and research for the direction the community should take in making our WPOA continue to attract new membership and maintain or improve our property values.

Restfully Submitted
Terry Borgman , LRPC Chair

Zoning Committee Report

As of 4/30/2021

Below is a breakdown of the permits for April.

2021 Building/Zoning Permit Status

	<i>Apr</i>	<i>YTD</i>
Residence	3	10
Dock/boat lift	3	31
Additions	1	5
Repair/Replace	2	5
Pool	1	1
Deck	5	6
Garage	0	0
Storage	1	6
Boat Cover	0	0
Carpport	0	0
Fence	0	7
Misc	4	4
TOTALS	20	75

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

Pete Levermore
Zoning Committee chair

Lake Waynoka Civic Club, Michael LaPlante

The Lake Waynoka Civic Club Plant and Flower Sale at John's Flowers was a huge success. In fact it was such a success, we've already scheduled another one for next year on 5/7/2022. The Civic Club wants to thank everyone that stopped by for their landscaping needs. We want to give a big thanks to James at John's Flowers for sponsoring this event to help support the Civic Club and the Lake Waynoka Community.

We hope to soon announce the start of Lake Waynoka Civic Club Bingo, but we continue to wait for clearance from the Governors' office once COVID restrictions are updated or canceled. We will get the Bingo news out as soon as we can.