



WAYNOKA PROPERTY OWNERS ASSOCIATION  
1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
FAX: 937-446-3253

**AGENDA**  
December 11, 2021

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
- Betty Purdin
- Todd Holt
- John Barton
- Sean Moore

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

11/30/2021

GENERAL OPERATING FUNDS:	11/30/2021	11/30/2020
OPERATING CHECKING/PEOPLES	\$39,204.64	\$96,853.74
CHARGE CARD ACCOUNT	\$23,886.64	\$109,615.77
OPER SAVINGS/FIRST STATE BANK	\$202,017.18	\$409,008.02
RESERVE OPERATING/FIRST STATE BANK	\$564,351.04	\$239,351.04
LOTTERY CHECKING	\$5,989.55	\$3,657.28
<b>TOTAL OPERATING FUNDS:</b>	<b>\$835,449.05</b>	<b>\$858,485.85</b>

**ASSESSMENTS**

<b>\$170.00</b> ROADS ASSESSMENT	\$311,155.91	\$186,063.37
<b>\$70.00</b> LAKE ASSESSMENT	\$73,807.71	\$67,225.49
<b>\$110.00</b> IMPROVEMENT ASSESSMENT	\$244,457.53	\$198,221.38
CAMPGROUND IMPROVEMENT	\$83,680.27	\$49,379.66
<b>TOTAL</b>	<b>\$713,101.42</b>	<b>\$500,889.90</b>

**WPOA INVESTMENTS:**

* 1ST STATE CDARS #1024534762	\$173,474.63	\$144,990.52
1ST STATE CDARS #1024986639	\$134,209.18	\$132,505.10
1ST STATE CDARS #10213359878	\$153,976.13	\$153,976.13
1ST STATE CDARS #700700590	\$52,473.57	\$52,304.64
PEOPLES BANK/CDARS	\$0.00	\$0.00
<b>TOTAL INVESTMENTS:</b>	<b>\$514,133.51</b>	<b>\$483,776.39</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$2,062,683.98</b>	<b>\$1,843,152.14</b>

2021 INCOME END OF NOVEMBER	2021	2021 PLAN EXPECTED
\$2,236,000.00	96%	96%
2021 EXPENSE END OF NOVEMBER		
\$2,078,000.00	91%	92%

## **Treasurer Report Month Ending November 2021**

### **Operating Funds**

November total operating income was \$58,000.00.

November total operating expenses were \$151,000.00 with no unexpected expenses.

Operating fund balance at the end of November was \$835,449.05

Operating income for the year at the end of November was \$2,236,000.00. That is 96% of the plan for 2021. Expected income at the end of November was 96% so we are right on budget.

Operating expense for the year at the end of November was \$2,078,000.00. That is 91% of the plan for 2021. Expected expense at the end of November was 92% we are 1% under budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in November were \$13,000.00

Assessment account expenditures in November totaled \$7,000.00 Fish stocking and dam repair.

Balance of all allocated assessment accounts at the end of November were \$713,101.42

### **Invested Funds**

Invested Reserves at the end of November totaled \$514,133.51

Total cash on hand at the end of November was \$2,062,638.98

## Managers' Report

The work at the Recreation Center has been completed and we are back open normal hours. We know the length of time and the timing wasn't the most convenient but this repair needed to be done to ensure the long-term structural integrity of the building. With the supply and employment challenges facing everyone right now we had to be flexible with our timing to make sure we got this done before winter.

Maintenance will be repairing the other water damage in the recreation center over the next couple of months as parts become available. We do not foresee any need to limit the use of the building during these updates.

The lowering of the lake has begun. We are hoping to bring the lake down about 7 feet so we can replace docks at Hiawatha, the beach, and marina. Remember Mother nature has more to do with how far the lake goes down than we do. ODNR limits how fast we can let the water out.

Bryer Cable has been sold to Spectrum Cable. For the next few months, it will still be run by Bryer but if you are a customer of them, you will be getting a notification in the future from Spectrum informing you of the changes coming to your service.

I am currently working closely with the LRPC on the proposed 2022 capital budget and updating the 30-year plan. The LRPC has presented their recommendations to the board. They will be reviewing those recommendations and hopefully passing the 2022 budget in January.

To address rumor control about next years Waynoka Day. This event will be happening as previously scheduled with little changes to the casual observer. Over the last several years the POA and the events coordinator has been taking on a bigger and bigger role in this annual event. Next year the POA and the events coordinator will head up the event.

ODNR has approved the repairs on the dam. Buckeye engineering is putting together the bid packages on this project and we hope to start the repairs this spring. We are told that the lake does not have to be drawn down any for these repairs to take place. There may be periods of time where the dam road will be closed but we will try and make sure signs go up before hand so everybody knows when it will be closed.



## *November 2021 Police/Security Report*

Calls For Service	Traffic Stops	Traffic Citations	WPOA Citations	Criminal Charges
15	3	0	0	0

Arrests	EMS Calls	Fire Calls	Grinder Pumps	Animal Complaints
0	5	1	16	2

### *Vehicles*

Vehicle	Miles Driven/ Fuel	Maintenance
<i>1191</i>	<i>31 miles /0 gallons</i>	<i>No</i>
<i>1591</i>	<i>371 miles / 20.9 gallons</i>	<i>No</i>
<i>1592</i>	<i>191 miles / 17.0 gallons</i>	<i>No</i>
<i>2091</i>	<i>225 miles/ 10.3 gallons</i>	<i>No</i>

### *Other Police/ Security News*

*During the Month of November, officers responded to property damage traffic crash, an open door to a residence complaint and four separate 911 hang up complaints.*

*Sgt. Rob McKinzie resigned effective 11/3/2021. We wish him the best of luck with future endeavors. Officer Marcus Callahan has agreed to return and will be taking over Sgt. McKinzie's responsibilities.*

*Two letters were sent to residences in reference to beautification violations. Progress is being made in both cases to correct the issues.*

## Zoning Committee Report

As of 11/30/2021

Below is a breakdown of the permits for November. There were multiple dock permits submitted which required a variance for a dig out to be granted before they can be approved. These will be presented at the December WPOA meeting.

	2021 Building/Zoning Permit Status	
	<i>Nov</i>	<i>YTD</i>
Residence	4	37
Dock/boat lift	1	40
Additions	0	11
Repair/Replace	1	19
Pool	0	2
Deck	0	15
Garage	1	8
Storage	2	16
Boat Cover	0	0
Carport	0	0
Fence	1	17
Misc	0	19
<b>TOTALS</b>	<b>10</b>	<b>184</b>

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

Respectfully submitted,

Pete Levermore

Zoning Committee chair

## December Lake Waynoka Art Club Report

From: Joanne Edwards, President (513) 582-8489 Prepared December 8, 2021

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. Our next meeting will be January 3rd. We will be making light-up snowmen. You will need to bring a quart size mason jar and 2 AA batteries. Please contact Joanne Edwards if you would like to guest attend.

New Natural Playground equipment should be arriving shortly. Please check out Destination Park at Little Turtle to see what is new!!!

Our Christmas party is scheduled for Monday evening, December 13<sup>th</sup> at 6:00. We will paint whatever you would like to bring to paint, wine glasses, glass blocks and also available for \$4 there are a limited amount of natural baskets. Some free glassware is available. Please call to reserve yours. This event is a BYOB and free, so we can all create and have fun!