



WAYNOKA PROPERTY OWNERS ASSOCIATION

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

**AGENDA
NOVEMBER 13, 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**

10/31/2021

GENERAL OPERATING FUNDS:	10/31/2021	10/31/2020
OPERATING CHECKING/PEOPLES	\$38,878.31	\$96,853.74
CHARGE CARD ACCOUNT	\$67,544.66	\$109,615.77
OPER SAVINGS/FIRST STATE BANK	\$251,989.69	\$409,008.02
RESERVE OPERATING/FIRST STATE BANK	\$564,351.04	\$239,351.04
LOTTERY CHECKING	\$5,393.20	\$3,657.28
TOTAL OPERATING FUNDS:	\$928,156.90	\$858,485.85

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$307,315.36	\$186,063.37
\$70.00 LAKE ASSESSMENT	\$82,230.58	\$67,225.49
\$110.00 IMPROVEMENT ASSESSMENT	\$246,655.58	\$198,221.38
CAMPGROUND IMPROVEMENT	\$77,120.26	\$49,379.66
TOTAL	\$713,321.78	\$500,889.90

WPOA INVESTMENTS:

* 1ST STATE CDARS #1024534762	\$173,474.63	\$144,990.52
1ST STATE CDARS #1024986639	\$134,186.41	\$132,282.43
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
TOTAL INVESTMENTS:	\$514,110.74	\$483,553.72
TOTAL ALL ACCOUNTS:	\$2,155,589.42	\$1,842,929.47

2021 INCOME END OF OCTOBER	2021	2021 PLAN EXPECTED
\$2,180,000.00	94%	92%
 2021 EXPENSE END OF OCTOBER		
\$1,924,000.00	85%	85%

Treasurer Report Month Ending October 2021

Operating Funds

October total operating income was \$138,000.00.

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

Operating fund balance at the end of October was \$928,156.90

Operating income for the year at the end of October was \$2,180,000.00. That is 94% of the plan for 2021. Expected income at the end of October was 92% so we are 2% over budget.

Operating expense for the year at the end of October was \$1,924,000.00. That is 85% of the plan for 2021. Expected expense at the end of October was 85% right on budget.

Allocated Assessment Funds

Income for allocated operating assessments in October were \$9,000.00

Assessment account expenditures in October totaled \$61,000.00 paving and Aqua Doc.

Balance of all allocated assessment accounts at the end of October were \$713,321.78

Invested Funds

Invested Reserves at the end of October totaled \$514,110.74

Total cash on hand at the end of October was \$2,155,589.42

Managers' Report

The administration office is now under winter hours (closed on Saturday's) will reopen for Saturday business on 5 March 2022.

We will be lowering the lake again this year to hopefully 5-7 feet down so we can replace some docks. This drawdown will start sometime between 15 November and 30 November. Please remember to get your boats out of the water before it gets too low. The lake drains at about 2 inches a day without rain.

The Finance Committee, has completed its work on the 2022 budget and has passed it along to the board for their consideration. We expect to vote for the 2022 budget at the December board meeting.

The engineers have re-submitted their drawings and reasons for the repair back to ODNR We are now waiting for ODNR's response.

Reminder that there will be repair work going on in the Recreation Center. It will be closed from 20 November and reopen 29 November. Watch Facebook for any changes to that schedule.

The basketball court back at the campground has been completed. We will still be doing some work on the parking areas.

I am currently working closely with the LRPC on the proposed 2022 capital budget and updating the 30-year plan. The LRPC will present their recommendations to the board in December and will be voted on in January.



October 2021 Police/Security Report

Calls For Service	Traffic Stops	Traffic Citations	WPOA Citations	Criminal Charges
27	17	1	0	3

Arrests	EMS Calls	Fire Calls	Grinder Pumps	Animal Complaints
1	4	1	32	4

Vehicles

Vehicle	Miles Driven/ Fuel	Maintenance
1191	107 miles /10.1 gallons	No
1591	241 miles / 16.7 gallons	No
1592	227 miles / 12.0 gallons	Yes- New Battery, tire repair
2091	418 miles/ 40.6 gallons	No

Other Police/ Security News

During the Month of October, 3 assaults were reported, all 3 occurring on the night of the Campground Trick or Treat. One female was arrested and charged with 3 counts on disorderly conduct, one assault victim refused to pursue charges and another assault case involving juveniles is still currently under investigation. A vehicle theft was reported and the vehicle was recovered.

Ohio Outdoor Fire Laws: What You Need to Know

This law prohibits outdoor open burning statewide in unincorporated areas during the months of March, April, May, October, and November between the hours of 6 a.m. and 6 p.m.

This ban includes burning of yard waste, trash, and debris, even in a proper burn barrel. During spring, wildfire danger is high before plants have turned green, and in fall, fire danger is high due to abundant dry leaves and dead grass. Warm, windy weather in both seasons also contribute to elevated fire risk.

Call your fire department for info about local burning regulations. Call ODNR Forestry at 877-247-8733 with questions.

Long Range Planning Committee Monthly WPOA Report – November 2021

1. The LRPC has presented the expenditure forecast for this year, 2021 to the WPOA board.
 - a. At this time the forecast expenditures through December 2021 are expected to be within \$1,000-\$2,000 of the planned expenditures for **capital assessment accounts** (Improvements, Lake and Roads).
 - b. In December, the WPOA will close its 2021 books and the account final numbers will be again compared to the January planned budget.
 - c. **Why is this important, the amount of savings from the 2021 year will become a carryover to the 2022 year.**
2. The Lodge Facilities Feasibility Evaluation has been published in the Lake Waynoka website.
 - a. **Open the website, choose document, then choose reports. The report is named “Lodge Facilities Feasibility Evaluation – October 2021”.**
 - b. The presentation is 14 slides which contain an executive summary of the research findings and 10 detail slides providing information supporting those conclusions.
 - c. The committee has provided a good deal of transparency from the community to the WPOA board to the needs of the Lake Waynoka community.
3. Next actions for WPOA board to consider:
 - a. The priority of the community needs (lake, improvements, amenities,
 - b. The budget to meet each capital assessment project
 - c. How to finance the new capital assessment projects as needed. The lodge facilities are 47 years old. Nothing lasts forever.
 - d. We can keep remodeling the facilities, but the community keeps growing and the building will become too small to accommodate the activities that are already taking place. The buildings are not functional (Capacity & Layout) even if we put a new face on them.
4. We are planning a short presentation to the WPOA membership in November.

Respectfully submitted,

Terry Borgman LRPC Chair
John, Barton Co-Chair Trustee

Zoning Committee Report

As of 10/30/2021

Below is a breakdown of the permits for September.

	2021 Building/Zoning Permit Status	
	<i>Oct</i>	<i>YTD</i>
Residence	7	33
Dock/boat lift	2	39
Additions	1	11
Repair/Replace	3	18
Pool	0	2
Deck	3	15
Garage	2	7
Storage	2	14
Boat Cover	0	0
Carport	0	0
Fence	0	16
Misc	0	19
TOTALS	20	174

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

Respectfully submitted,

Pete Levermore

Zoning Committee chair

ELECTION COMMITTEE
NOVEMBER 13, 2021
NAN MC HUGH

Ballots for the 2021 WPOA and WRWSD Boards of Trustees election have been mailed. The Deadline for returning ballots is Monday, November 29. Please direct any questions concerning your ballot to Nan McHugh, 614-216-8657.

November Lake Waynoka Art Club Report

From: Joanne Edwards, President (513) 582-8489 Prepared November 10, 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 December 6th. We will be making a holiday evergreen piece taught by Sue Levermore. Please contact Joanne Edwards if you would like to guest attend.

New Natural Playground equipment has been delivered and installed at Destination Park! Thank you to our volunteers for their time and equipment installing the pieces: Scott Harper, Scott Levermore, Ken Starek, Pat Raleigh, Ken Light, Pete Levermore, Charlie Beard, Sandy Beard, Judy Levermore and Linda Stover!!!! More pieces still due to arrive soon!

Eileen Brown will be teaching her watercolor class on the 2nd and 3rd Mondays at 10:00 a.m. through December. This is a free class if you would like to learn watercolor.

Our Christmas party is scheduled for Monday evening, December 13th 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. Please call to reserve yours. This event is a BYOB and free, so we can all create and have fun!