



**WAYNOKA PROPERTY OWNERS ASSOCIATION**

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

**AGENDA  
NOVEMBER 12, 2022**

**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
- 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
- Todd Holt
- John Barton
- Sean Moore
- Jim Marck

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

GENERAL OPERATING FUNDS:	10/31/2022	10/31/2021
OPERATING CHECKING/PEOPLES	\$70,584.99	\$40,392.77
CHARGE CARD ACCOUNT	\$34,766.72	\$64,192.70
OPER SAVINGS/FIRST STATE BANK	\$152,869.29	\$100,967.69
RESERVE OPERATING/FIRST STATE BANK	\$428,895.40	\$564,351.04
LOTTERY CHECKING	\$6,010.34	\$3,923.51
<b>TOTAL OPERATING FUNDS:</b>	<b>\$693,126.74</b>	<b>\$773,827.71</b>
 <b>ASSESSMENTS</b>		
\$175.00 ROADS ASSESSMENT	\$491,414.88	\$307,790.31
\$100.00 LAKE ASSESSMENT	\$93,268.64	\$79,107.71
\$115.00 IMPROVEMENT ASSESSMENT	\$289,680.23	\$243,357.53
CAMPGROUND IMPROVEMENT	\$104,848.02	\$82,208.91
<b>TOTAL</b>	<b>\$979,211.77</b>	<b>\$712,464.46</b>
 <b>WPOA INVESTMENTS:</b>		
* 1ST STATE CDARS #1024534762	\$173,474.63	\$173,474.63
1ST STATE CDARS #1024986639	\$134,454.78	\$134,186.41
1ST STATE CDARS #700700590	\$52,887.50	\$153,976.13
1ST STATE CDARS #700700838	\$154,075.71	\$52,473.57
 <b>TOTAL INVESTMENTS:</b>	 <b>\$514,892.62</b>	 <b>\$514,110.74</b>
 <b>TOTAL ALL ACCOUNTS:</b>	 <b>\$2,187,231.13</b>	 <b>\$2,000,402.91</b>

	2022	2022 PLAN EXPECTED
<b>2022 INCOME END OF OCTOBER</b>	<b>2022</b>	
<b>\$2,366,000.00</b>	<b>92%</b>	<b>92%</b>
 <b>2022 INCOME END OF OCTOBER</b>		
<b>\$2,219,000.00</b>	<b>88%</b>	<b>87%</b>

## **Treasurer Report Month Ending October 2022**

### **Operating Funds**

October total operating income was \$134,000.00.

October total operating expenses were \$156,000.00 with no unexpected expenses.

Operating fund balance at the end of October was \$693,126.74

Operating income for the year at the end of October was \$2,366,000.00. That is 92% of the plan for 2022. Expected income at the end of October was 92% so right on budget.

Operating expense for the year at the end of October was \$2,219,000.00. That is 88% of the plan for 2022. Expected expense at the end of October was 87% so 1% over budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in October were \$6,000.00

Assessment account expenditures in October totaled \$11,000.00 This was for Gym lighting upgrade and lumber for upcoming dock replacements.

Balance of all allocated assessment accounts at the end of October were \$979,211.77

### **Invested Funds**

Invested Reserves at the end of October totaled \$514,892.62

Total cash on hand at the end of October was \$2,187,231.13

## Managers' Report

We plan to bring the lake down 5 to 7 feet this winter for dock and shoreline work. The Valve will be opened between 15 and 30 November determined by the needs of the WRWSD. Please plan accordingly for getting your boats out of the water for the winter.

If we can get the water down enough this year, we have the following dock projects scheduled: 1. Replace the fueling docks at the marina with concrete docks. 2. Replace the dock next to the boat ramp. 3. Replace the dock at Hiawatha.

We removed 178 barge loads of silt (1,424 cubic yards of silt) in the month of October with a goal for the month of 220.

Our computer networks are all up and running including online payments and online guest passes. We still have some work to be done with the gate system to make it more robust but it is up and running.

Maintenance has been working hard on closing down the campground and working on drainage ditches along with replacing some culverts. They have also started installing the slide at Little Turtle.

Work on the 2023 budget has been completed by the finance committee and has been turned over to the board of trustees for their input. We expect to pass the 2023 budget next month at the December meeting.

The WPOA Personnel Policies Manual is back from review with the attorneys. Recommended changes will be reviewed with the board and we hope to have a new manual approved at the January monthly meeting.

I met with an engineer this month to take a look at drainage issues in the campground and he issued a list of next step items that have been approved by the board. Those inspections and repairs will be worked on over the next couple of months.

Myself, maintenance, representatives from the Long-Range Planning committee and board member Pat Raleigh met with the owner of the farm upstream on Straight Creek on the east end of our property to look for ways to help control silt coming into the lake. We will be bringing in an engineer to look at observed issues to give us recommendations to improve our silt mitigation.

## Lake Waynoka Police & Security Monthly Report – October 2022

<b>Calls for Service</b>	<b>60</b>	<b>Animal Complaints</b>	<b>18</b>
<b>Arrests</b>	<b>0</b>	<b>Dog</b>	<b>16</b>
<b>Reports</b>	<b>22</b>	<b>Other Animals</b>	<b>2</b>
<b>Citations</b>	<b>3</b>	<b>Grinder Pumps</b>	<b>25</b>
<b>Warnings</b>	<b>19</b>	<b>Squad Calls</b>	<b>5</b>
<b>Security Checks</b>	<b>112</b>	<b>Fire Runs</b>	<b>2</b>
<b>Campground Calls</b>	<b>14</b>	<b>Livewell Checks</b>	<b>8</b>

### Gate Counts

<b>RFID Front- 17,185</b>	<b>Front Security Lane- 10,207</b>
<b>RFID Rear Entry- N/A</b>	<b>Rear Exit- 26,274</b>

### Vehicle Information

<b>Vehicle 1391</b>	<b>Fuel-48.2 gal</b>	<b>Miles Driven-941.8</b>
<b>Vehicle 1591</b>	<b>Fuel-167.8 gal</b>	<b>Miles Driven-2,353.0</b>
<b>Vehicle 2091</b>	<b>Fuel-N/A</b>	<b>Miles Driven-N/A</b>

### Other Information from Police & Security

**Reminder:** The Ohio state issued burn ban remains in effect through the month of November per Ohio Revised Code section 1503.18. Open burning continues to be prohibited across the state from the hours of 6:00am-6:00pm. Signs for the burn ban have been posted at the front and back gates. 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/>

## November 2022 Long Range Planning Committee Report

1. The committee has finished a review of the December 2022 Capital Assessment forecasted costs as of September 2022. The December forecast is underrunning the cost projection made in January 2022.
2. The committee is meeting with the General Manager to review what capital assessment projects or services will be considered in 2023. The WPOA board vote will take place in January 2023. The capital assessment accounts include the Improvements, Lake, and Road accounts. The assessment fee review will be presented to the WPOA Board in December.
3. At the guidance of the Board, the committee continue to research how to determine a cost for a possible project. Professional serveries are being sought.
4. As dredging is on the memberships mind, we are reviewing the goals for dredging in 2022. The goal was to remove 7,900 of 15,800 cubic yards this year using 3 barges. The area being worked lies between the mouth of Atoka Cove and Hiawatha Cove to increase the area navigable for the boating and dredging access. This area is expected to take two years. The amount of material removed in six months is 6,564 Cubic yards. The lake did not have 3 barges at the beginning of the year due to late delivery of the motors for the barge, so the total goal this year is a little short.
5. Additionally, it was suggested that we (Board, membership, and General Manager) should consider prevention of sediment flowing into the lake at the East end. A visit was made to evaluate what possibilities could be done to minimize sediment flow. The WPOA should realize that about 80% of the drainage into the lake comes from the Atoka, Kiddie Coral and Straight Creek watersheds feeding the lake. The source of this information is in the Mad Scientist Report in 2011. More solutions are being evaluated. This is a long term issue.

## Zoning/Building Committee Report

As of 10/31/2022

Below is a breakdown of the permits for October.

	2022 Zoning/Building Permit Status	
	<i>Oct</i>	<i>YTD</i>
Residence	3	38
Dock/boat lift	4	32
Additions	1	9
Repair/Replace	2	24
Pool	0	2
Deck	1	13
Garage	2	12
Storage	0	15
Boat Cover	0	0
Carport	0	0
Fence	3	18
Misc	2	8
TOTALS	18	171

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair