



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
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AGENDA
November 11, 2023

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

- Jenny Ellis..... President
- Vernon Taylor....Vice President
- Ken Crank..... Secretary
- John Barton.....Treasurer
- Pat Raleigh.....Member at Large
- Sean Moore
- Jim Marck
- Sue Eads
- Rob Bynum

Treasurer Report Month Ending October 2023

Operating Funds

October total operating income was \$124,000.00.

October total operating expenses were \$193,000.00 with no unexpected expenses.

Operating fund balance at the end of October was \$693,622.28

Operating income for the year at the end of October was \$2,551,000.00. That is 94% of the plan for 2023. Expected income at the end of October was 92% so 2% over budget.

Operating expense for the year at the end of October was \$2,234,000.00. That is 85% of the plan for 2023. Expected expense at the end of October was 85% so right on budget.

Allocated Assessment Funds

Income for allocated operating assessments in October were \$15,000.00

Assessment account expenditures in October totaled \$30,000.00 for new roofs on lounge, pool house, and pool pavilion.

Balance of all allocated assessment accounts at the end of October were \$1,102,254.34

Invested Funds

Invested Reserves at the end of October totaled \$517,682.19

Total cash on hand at the end of October was \$2,313,558.81

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

GENERAL OPERATING FUNDS:	9/30/2023	9/30/2022
OPERATING CHECKING/PEOPLES	\$64,990.99	\$70,472.73
CHARGE CARD ACCOUNT	\$72,186.41	\$35,816.56
OPER SAVINGS/FIRST STATE BANK	\$202,904.75	\$202,847.05
RESERVE OPERATING/FIRST STATE BANK	\$427,745.40	\$428,895.40
LOTTERY CHECKING	\$11,588.84	\$8,218.64
TOTAL OPERATING FUNDS:	\$779,416.39	\$746,250.38
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$645,542.44	\$490,224.06
\$115.00 LAKE ASSESSMENT	\$120,805.33	\$93,889.85
\$115.00 IMPROVEMENT ASSESSMENT	\$311,169.44	\$295,846.79
CAMPGROUND IMPROVEMENT	\$59,123.09	\$105,005.95
TOTAL	\$1,136,640.30	\$984,966.65
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$175,477.89	\$173,474.63
FIFTH THIRD	\$134,700.81	\$134,432.70
1ST STATE CDARS #700700590	\$53,066.02	\$52,877.50
1ST STATE CDARS #700700838	\$154,437.47	\$154,075.71
TOTAL INVESTMENTS:	\$517,682.19	\$514,860.54
TOTAL ALL ACCOUNTS:	\$2,433,738.88	\$2,246,077.57

2023 INCOME END OF August	2023	2023 EXPECTED
\$2,380,000.00	87%	87%
2023 EXPENSE END OF August		
\$2,038,000.00	78%	77%

Managers' Report

The finance committee has been hard at work putting together a budget for 2024. Their recommendations have been presented to the board of trustees for their review and changes. This process should be completed by the December 9 board meeting for final approval.

The Long Range Planning committee has started its work on the 2024 capital budgets and 5 year plan along with updating the 30 year plan. The board has asked them to look at including some of items that have been brought to the board during the new lodge meetings. This budget is normally approved at the January meeting of the board.

The draining of the lagoon will begin between the 15th of November and the 1st of December depending on weather. The goal for the year is to drop the lake 5 to 7 feet for dock and shore line work. The valve to the lake will be closed around the 15th of February to start the refilling of the lake. Please plan to have all work completed by this date.

Dredging has been completed for this year. We removed approximately 2500 cubic yards of silt. We did not finish the project we were working at the east end of the lake and will return to the same area next year. We are hoping to be able to do some mechanical dredging in that area while the lake is down if possible.

Additional fish stocking will be taking place this month. We have been working with the lake committee on this and \$5,000 worth of fish have been purchased.

Lake Waynoka Police & Front Gate: Monthly Report

October 2023

Calls for Service	30	Animal Complaints	6
Arrests	0	Grinder Pumps	22
Reports	12	Squad Calls	11
Citations	3	Fire Runs	3
Warnings	11	Livewell Checks	12
Security Checks	174	Campground Calls	6

Gate Counts

RFID Front- 15,835	Front Guest Lane- 9,911
RFID Rear Entry- 19,327	Rear Exit- 23,002

Vehicle Information

Vehicle 1391	Fuel-N/A	Miles Driven-N/A
Vehicle 1591	Fuel-71.1	Miles Driven-919
Vehicle 2091	Fuel-97.3 gal	Miles Driven- 1,663.8

Zoning/Building Committee Report

As of 10/31/2023

Below is a breakdown of the permits for October.

	2023 Zoning/Building Permit Status	
	<i>Oct</i>	<i>YTD</i>
Residence	2	22
Dock/boat lift	0	25
Additions	0	5
Repair/Replace	4	35
Pool	0	3
Deck	0	12
Garage	0	14
Storage	2	16
Boat Cover	0	0
Carport	0	0
Fence	1	17
Misc	0	13
TOTALS	9	162

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

WPOA Rules & Regulations Committee Report for November 11, 2023
Meeting

At its November 11 meeting the Board will consider several changes to the WPOA General Rules & Regulations, vol. 1 (Yellow Book). Changes include adding Board motions since the last revised edition (May 9, 2020), adding language from the Restrictive Covenants, removing material that is obsolete, and revising the fine schedule. Below is the revised fine schedule. John Buskey, Committee Chair.

WPOA GENERAL RULES & REGULATIONS (Volume 1)
Revised for Board Consideration, Nov 11, 2023

(New language is underlined)

IX. FINE SCHEDULE & APPEALS PROCESS

1. FINE SCHEDULE

The following fine schedule generally provides for a written warning as the first step in the enforcement process. A Police or authorized WPOA employee may issue a WPOA citation in lieu of a written warning based upon the nature and circumstances of the violation. Notice: Violations and penalties contained herein are non-inclusive and may be added to or modified without notice at the discretion of the WPOA Board of Trustees and the Citation Review Committee.

CLASS 1 VIOLATIONS FINE SCHEDULE

1st Offense: Verbal or Written Warning

2nd Offense or failure to resolve a 1st offense: WPOA Citation with \$50.00 fine.

3rd and each subsequent offense or failure to resolve prior offenses: WPOA Citation with \$100.00 fine

Each offense requires immediate attention and prompt resolution. Failure to timely resolve the violation may result in further citations and/or referral to the appropriate Brown County authority.

Class 1 violations include but are not limited to the following:

- **Meeting Decorum Policy (Section 1, par. 2, p.2)**
- **Pet Owner Responsibility (Section II, Par. 1, p. 4)**
- **Trash and Waste Policy (Section II, par. 3, p. 4)**
- **Littering (Section II, par. 4, p. 5)**
- **Under Speed Vehicles (Section IV, par. 5, p. 9)**
- **Utility Vehicles (Section IV, par. 6, p. 9)**
- **Noise During Quiet Hours (Section III, par. 4, p. 7; Section VI, par. 1, p. 15)**

- Firearms and/or Deadly Ordnance (Section III, par. 6, p. 8)
- Campground Rules Violations (Section VI, par. 1, p. 15)
- Boating and Fishing Violations (Section VII, par. 2, p. 18)
- Watercraft Operation Policy (Section VII, par. 4, p. 19)
- Swimming Regulations (Section VII, par. 5, p. 19)

CLASS 2 VIOLATIONS FINE SCHEDULE

Initial Offense: Written Warning with 30 days to correct

Failure to correct initial violation:

Within 30 days- Written Citation

Within 60 days- \$100 fine.

Within 90 days- \$200 fine.

After 90 Days- \$500 per month and suspension of membership privileges.

Class 2 violations include but are not limited to the following:

- Property and Building Maintenance (Section II, par. 4, p. 5) [Beautification]
- Non-Operable Equipment (Section II, par. 4, p. 5) [Beautification]
- Noxious or offensive trade or activity (Section II, par. 4, p. 5)

SPECIAL CLASS VIOLATIONS

These violations have specific penalties not included in the above schedules.

- Harassment of Employees/Members (Section 1, par. 1, p. 1)
- Shoreline Protection (Section II, p.3)
- Unkempt Property (Section II, par. 4, p. 5)
- Lawn Maintenance (Section II, par. 4, p. 5)
- Real Estate Sold Signs (Section II, p. 5)
- Construction Before Permit Issued (Section II, Par. 6, p. 6)
- WPOA Vehicle Registration-RFID (Section IV, par.1, p. 8)
- Campsite Maintenance (Section VI, par. 1, p. 14)
- Permanent Campsite Changes Requiring Permit (Section VI, par. 2, p. 16)
- Campsite Mowing (Section VI, par. 2, p. 16)
- Boat Registration Decal Policy (Section VII, par. 1, p. 17)

Unless otherwise specified, violations of rules/regulations will be subject to penalties stated in Fine Schedule 1.

Violations of the rules/regulations are subject to review and assessment of penalties by the Citation Review Committee. The Committee may, in their discretion, assess additional penalties, including recommending to the WPOA Board the suspension of member privileges, if the violation is habitually contrary to community standards as outlined in the Rules and Regulations, or the response to a citation is not addressed with proper decorum. The Citation Review Committee shall consider any mitigating factors or extenuating circumstances that may influence any citation or penalty.

2. APPEALS PROCESS

The Citation Review Committee shall convene as necessary for a hearing requested by a MEMBER receiving a citation or other enforcement action taken by or issued by an authorized agent of the WPOA. After receiving a written copy of a citation or enforcement action, a MEMBER may appeal the citation by appearing before the Citation Review Committee on the date and time denoted on the citation or enforcement action. Hearings are to be held in an executive or closed session. MEMBERS will be responsible for the actions of any approved invitees during the hearing.

All fines resulting from a citation must be paid within 30 days after the date of review/appeal on the citation or as directed by the Citation Review Committee. Failure to do so will result in the MEMBER not being in good standing. All MEMBER cards and gate decals under the MEMBER'S account will be deactivated at that time. (Motion # 261, September 10, 2016)

WPOA November 11, 2023 Monthly Meeting

Election Inspectors/Nominating (Margi Borgman/Nan McHugh/Dawn McNeese, Nominating Chairperson):

- Reminder: per the General Rules and Regulations Volume 1, page 5: 'No political signs are permitted on any property within the boundaries of the Lake Waynoka SUBDIVISION.' Candidates should take the time to review the Rules and Regulations!
- Today after the WPOA monthly meeting, each candidate is invited to use 3 minutes to introduce themselves and tell members why they should be considered a potential trustee.
- Ballots must be received by Monday, December 4th no later than 4:00 pm in order to be counted.
- New Trustees will be announced at the new WPOA monthly meeting, Saturday, December 9th.