



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
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AGENDA
November 9, 2024

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

COMMUNITY SUGGESTIONS:

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

- Vernon Taylor..... President
- Sue Eads.....Vice President
- Sean Moore.....Secretary
- Chris Lane.....Treasurer
- Pat Raleigh.....Member at Large
- Rob Bynum
- Nancee Klein
- Jim Marck
- Charles Miller

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

GENERAL OPERATING FUNDS:	10/31/2024	10/31/2023
OPERATING CHECKING/PEOPLES	\$38,924.03	\$74,475.20
CHARGE CARD ACCOUNT	\$57,816.96	\$33,028.91
OPER SAVINGS/FIRST STATE BANK	\$125,828.99	\$155,654.09
RESERVE OPERATING/FIRST STATE BANK	\$369,725.65	\$424,923.59
LOTTERY CHECKING	\$6,107.92	\$2,714.37
TOTAL OPERATING FUNDS:	\$598,403.55	\$690,796.16
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$932,837.21	\$645,542.44
\$130.00 LAKE ASSESSMENT	\$134,793.06	\$120,805.33
\$115.00 IMPROVEMENT ASSESSMENT	\$298,934.61	\$311,169.44
CAMPGROUND IMPROVEMENT	\$116,970.53	\$59,123.09
TOTAL	\$1,483,535.41	\$1,136,640.30
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$182,684.01	\$175,477.89
Peoples CD	\$137,483.78	\$134,700.81
1ST STATE CDARS #700700590	\$53,914.04	\$53,066.02
1ST STATE CDARS #700700838	\$155,107.43	\$154,437.47
TOTAL INVESTMENTS:	\$529,189.26	\$517,682.19
TOTAL ALL ACCOUNTS:	\$2,611,128.22	\$2,345,118.65

2024 INCOME END OF October	2024	2024 EXPECTED
\$2,549,000.00	89%	92%
2024 EXPENSE END OF October		
\$2,278,000.00	83%	85%

Treasurer Report Month Ending October 2024

Operating Funds

October total operating income was \$140,000.00

October total operating expenses were \$213,000.00 with no unexpected expenses.

Operating fund balance at the end of October was \$598,403.55

Operating income for the year at the end of October was \$2,685,000.00. That is 89% of the plan for 2024. Expected income at the end of October was 92% so 3% under budget.

Operating expense for the year at the end of October was \$2,446,000.00. That is 83% of the plan for 2024. Expected expense at the end of October was 85% so 2% under budget.

Allocated Assessment Funds

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

Assessment account expenditures in October totaled \$10,000.00 Bought Fish, Dam Repair, Road Repair.

Balance of all allocated assessment accounts at the end of October were \$1,483,535.41

Invested Funds

Invested Reserves at the end of October totaled \$529,189.26

Total cash on hand at the end of October was \$2,611,128.22



Date 11.9.2024

Subject: General Manager's Report

I'm excited to share my first official General Manager's report with all of you, and I hope this helps address any questions or concerns within our community. I'm looking forward to being an active part of this great community, and I'm always available to speak with you if you need anything.

1. Investigation into Property Damage

I want to start by providing an update on the ongoing investigation into a situation that occurred at a home within the Lake Waynoka community. On Tuesday, October 22, 2024, we received a report of four holes found in the exterior siding and garage door of a property. This understandably raised concerns for the homeowner, and we responded quickly. An officer was dispatched to the scene immediately to investigate.

When I was made aware of the situation later in the week, I followed up with Chief Callahan and Officer Adams on Monday, October 28, for a detailed update. We communicated with Sheriff Ellis to discuss the incident further. I have personally reviewed all available reports and body camera footage from the scene, and I can confidently say that our officers have conducted a thorough and diligent investigation. We will continue to monitor the situation and keep the community informed as necessary.

2. Road Paving Project Update

The road paving project is now officially complete, but there are still a few areas that need attention. Over the past week, I've walked the roads around the lake with an engineer and Mr. Chadwell to identify spots that require additional work. We've created a punch list of areas for the contractor to address, and Mr. Chadwell has already gone over the specifics with the contractor.

The contractor will be working this weekend to make the necessary repairs in preparation for the yellow striping to be painted next week. Some sections will need to be milled and repaved, but we are confident that these issues will be resolved soon. We'll continue to keep an eye on this to ensure that everything meets our standards.

3. Street Light Repairs at the Dam



The streetlights at the Dam have now been repaired and should be fully operational. Our maintenance team continues to make great strides with various projects throughout the lake, including ongoing work on the lake dredging as we move toward the end of the year.

4. Campground Winterization

The campground has officially been closed and winterized for the season. Our maintenance team has completed all necessary tasks to ensure the campground is properly prepared for the colder months. This includes shutting down water systems, securing facilities, and taking steps to protect the site from winter weather. We look forward to reopening the campground in the spring and appreciate your understanding as we move into the offseason.

5. Accomplishments in My First Three Weeks

My first three weeks have been incredibly busy, and I've learned a great deal already. I wanted to take a moment to highlight some of the key accomplishments we've achieved together:

- We've reviewed, approved, followed up on, or denied approximately 25 permits.
- We met with an engineer to discuss future work and infrastructure needs throughout the community.
- We've met with 90% of our employees and are getting to know the team better every day.
- In collaboration with the Finance Committee, we've worked on the 2025 budget.
- We're also working closely with the Long-Range Planning Committee on the 2025-2030 capital budget.
- We've conducted dock inspections.
- We've helped release hundreds of pounds of fish into the lake as part of our ongoing efforts to improve the ecosystem.
- We had the pleasure of attending the campground's Trick-or-Treat event with our families—what a great time!

6. Upcoming Events and Meetings

As promised, I will be holding my first "Lunch with the General Manager" on Thursday, November 14, at 1:00 PM at Angela's. This will be a great opportunity for us to discuss community ideas, upcoming projects, and any other important matters you may have on your mind. I encourage you to join me for an informal conversation over lunch – it's a chance for me

Lake Waynoka

Waynoka Property Owners Association,

Inc.



to hear from you and for us to collaborate on ways to make Lake Waynoka an even better place to live.

7. Looking Ahead

It's been an exciting start to my tenure, and I want to thank everyone who has welcomed me with open arms and kind words. I'm truly excited about this opportunity, and I'm eager to continue meeting with each of you on a one-on-one basis to hear your thoughts and concerns.

Thank you again for your support, and I look forward to all the great things we'll accomplish together in the months to come.

If you have any questions or need further information, please don't hesitate to reach out.

Thank you,

A handwritten signature in black ink, appearing to read "Todd Wilkin". The signature is fluid and cursive, with a long horizontal stroke extending from the top of the first letter.

Todd Wilkin

General Manager

Lake Waynoka Police & Front Gate: Monthly Report

October 2024

Calls for Service	51	Animal Complaints	6
Arrests	1	Grinder Pumps	27
Reports	38	Squad Calls	19
Citations	5	Fire Runs	1
Warnings	17	Livewell Checks	12
Security Checks	77		

Call for Service Breakdown of Main Access Areas (Excluding Parking Lot Area)

Campground	5	Rec. Center	0
Lounge	0	Lodge	1

Gate Counts

RFID Front- 17,063	Front Guest Lane- 11,179
RFID Rear Entry- 19,377	Rear Exit- 24,434

Vehicle Information

Vehicle 1391	Fuel- 68.1 gal	Miles Driven-979
Vehicle 1591	Fuel- 75.7 gal	Miles Driven-519
Vehicle 2091	Fuel- 79.9 gal	Miles Driven- 1,470.7

Other Information from Police & Security

Reminder: The Ohio state issued burn ban took effect on October 1st, remains in effect through the month of November per Ohio Revised Code section 1503.18. Open burning continues to be prohibited across the state during 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 2024 LRPC Report for Monthly WPOA Meeting

The WPOA (in 2015) directed the Long Range Planning Committee to prepare a community vision statement with community values, goals and objectives for the WPOA Board to adopt and follow. This document is included in the 2024 LRPC Annual Report to the Board and Membership and can be found on the Lake Waynoka website, in detail, in the Documents section, under Reports. The WPOA Board uses these Goals and Objectives to define the Capital Assessment projects that determine the use of the capital assessment fees (Lake, Improvements and Roads) paid by the membership.

The following 2024 Capital Assessment projects have addressed specific Goals and Objectives from the Lake Waynoka Community Vision, Values, Goals and Objectives document.

Lake Protection and Conservation

- Stocking of Fish in the lake
- Weekly algae control
- Dredging (“hump project”) and dry dredging at the east end of the lake
- Annual dam repairs
- Annual shoreline erosion control

Grounds Maintenance and Beautification

- Marina Dock replacement
- Red Cloud Dock repairs
- Waynoka Drive paving (in progress)

Amenity Development, Improvement, Replacement and Maintenance

- Replacement of the ice cream maker in the Restaurant
- Rec Center weight room equipment replacement

Maintenance of Facilities and Equipment

- Lodge roof replacement
- Lodge foundation repair
- Lodge plumbing repairs
- Rec Center HVAC system replacement
- Rec Center floor cleaner replacement
- Outdoor pool cover replacement
- Outdoor pool pavilion roof repair
- Outdoor pool pump house maintenance
- Replacement of Maintenance Department pickup truck and zero turn mower

Respectfully submitted,
Terry Borgman, LRPC Chair
Questions? 937-515-7842

Zoning/Building Committee Report

As of 10/31/2024

Below is a breakdown of the permits for October.

2024 Zoning/Building Permit Status

	<i>Oct</i>	<i>YTD</i>
Residence	1	25
Dock/boat lift	1	21
Additions	0	4
Repair/Replace	2	21
Pool	0	3
Deck	0	7
Garage	1	9
Storage	3	21
Boat Cover	0	0
Carport	0	0
Fence	4	16
Misc	0	6
TOTALS	12	133

Reminder to property owners: Per the WPOA Restrictive Covenants and the Rules and Regulations, volume 2, a permit is required for various kinds of work to be performed on your property. Permits can be picked up at the office. To better understand the permit requirements you can either call the office and/or go to the Lake Waynoka website, click on Documents, then WPOA Rules and Regs, Vol 2.

Helpful Information for Planning Winter Dock Work

Any planned new dock or expansion of an existing dock requires a permit (see lakewaynoka.com/documents - WPOA, Rules and Regs vol2). As it is likely easier to perform this type of dock work when the lake water levels are down, it is important to understand key timing issues when planning your work.

The lake lowering (opening of the valve at the dam) typically starts in mid-November as it is required to coincide with the WRWSD draining the lagoon. It is wisest to plan on having an approved permit in place during December so your contractor can begin work as soon as the water level gets down to an acceptable level. Weather conditions vary year to year and therefore the 'windows of opportunity' are not guaranteed. Even though the lake is lowered and the valve is still open, if there are significant periods of rain, the water level can come right back up in just a few days. Waiting until late January or early February for an approved permit puts you at an elevated risk of not getting your project done before the lake level comes up, as the valve is typically closed mid-February.

Permits typically take up to 10 days for review and approval. If your permit requires a dig out, a variance will need to be granted first by the WPOA Board of Trustees. This is done at the once-a-month Saturday meeting.

Therefore, it would be wisest if homeowners do their planning with their contractor in September/October (or earlier) so they are prepared to submit their permit in November. This will minimize your risk of delays in getting your planned work accomplished, as mother nature ultimately determines what the water levels will be and therefore how much 'window of opportunity' you have to accomplish your work.

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair