



WAYNOKA PROPERTY OWNERS ASSOCIATION

1 WAYNOKA DRIVE
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AGENDA
October 11, 2021

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES REVIEW

PRESIDENT COMMENTS:
Swearing In of Sean Moore

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 BeardPresident
Jenny Ellis..... Vice President
Ken Crank.....Secretary
Vern Taylor.....Treasurer
Pat Raleigh.....Member at Large
Betty Purdin
Todd Holt
John Barton
Sean Moore

Treasurer Report Month Ending September 2021

Operating Funds

September total operating income was \$98,000.00.

September total operating expenses were \$181,000.00 with replacement of A/C unit in the Recreation Center.

Operating fund balance at the end of September was \$1,035,663.68

Operating income for the year at the end of September was \$2,042,000.00. That is 88% of the plan for 2021. Expected income at the end of September was 87% so we are 1% over budget.

Operating expense for the year at the end of September was \$1,695,000.00. That is 75% of the plan for 2021. Expected expense at the end of September was 77% so we are 2% under budget.

Allocated Assessment Funds

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

Assessment account expenditures in September totaled \$52,000.00 paving and Aqua Doc.

Balance of all allocated assessment accounts at the end of September were \$752,771.04

Invested Funds

Invested Reserves at the end of September totaled \$514,065.95

Total cash on hand at the end of September was \$2,302,500.67

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

9/30/2021

GENERAL OPERATING FUNDS:	9/30/2021	9/30/2020
OPERATING CHECKING/PEOPLES	\$54,043.29	\$91,334.26
CHARGE CARD ACCOUNT	\$59,711.07	\$161,159.33
OPER SAVINGS/FIRST STATE BANK	\$301,956.13	\$408,966.34
RESERVE OPERATING/FIRST STATE BANK	\$614,351.04	\$238,667.17
LOTTERY CHECKING	\$5,602.15	\$3,307.54
TOTAL OPERATING FUNDS:	\$1,035,663.68	\$903,434.64

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$337,034.58	\$188,966.86
\$70.00 LAKE ASSESSMENT	\$84,314.20	\$70,637.57
\$110.00 IMPROVEMENT ASSESSMENT	\$244,887.61	\$202,719.88
CAMPGROUND IMPROVEMENT	\$86,534.65	\$44,594.10
TOTAL	\$752,771.04	\$506,918.41

WPOA INVESTMENTS:

* 1ST STATE CDARS #1024534762	\$173,474.63	\$144,990.52
1ST STATE CDARS #1024986639	\$134,141.62	\$132,067.30
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:	\$514,065.95	\$483,338.59
TOTAL ALL ACCOUNTS:	\$2,302,500.67	\$1,893,691.64

2021 INCOME END OF SEPTEMBER	2021	2021 PLAN EXPECTED
\$2,042,000.00	88%	87%

2021 EXPENSE END OF SEPTEMBER	2021	2021 PLAN EXPECTED
\$1,695,000.00	75%	77%

Managers' Report

SCAM ALERT: Remember the only place you can pay your water bill online is at our website www.lakewaynoka.com . There are sites out there claiming you can use their site to pay your water bill. This is untrue and very simply a scam to take your money.

The administration office will be going to winter hours (closed on Saturday's) as of 30 October and 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, Long Range Planning Committee and I are hard at work on the budgets for 2022. We will give our recommendations to the board for the operations budget in November and the Capital budget in December.

The M.A.D. Scientist that did in depth look at the health of the lake back in 2011 were back out on our lake on the 18th of August. We have gotten their recommendations back for the board to consider. The full report will be available on the web site the week of 11 October for your review.

The engineers have re-submitted their drawings to ODNR for the proposed repairs to the spillway at the dam. ODNR has responded and asked for some more investigation on the movement of the spillway walls. The engineers will make those inspections and report back to ODNR.

Reminder that there will be repair work going on in the Recreation Center in late October or early November that will require the center to be closed for about a week. We will be posting signs and sending out information on that closer as soon as we have the exact dates.

We have continued with treatments for weeds and algae from Aqua Doc. They have been doing these treatments as often and to the extent that is safe to do. We expect to sign another contract with them for next year. We continue to work on a longer-term solution. These treatments can only kill what is there they do not prevent it from coming back and will not eliminate the issue completely. These treatments are done to keep the issue as under control as possible.



September 2021 Police/Security Report

Calls For Service	Traffic Stops	Traffic Citations	WPOA Citations	Criminal Charges
24	5	1	0	0

Arrests	EMS Calls	Fire Calls	Grinder Pumps	Animal Complaints
0	4	0	26	4

Vehicles

Vehicle	Miles Driven/ Fuel	Maintenance
1191	420 miles /0 gallons	No
1591	114 miles / 11.2 gallons	No
1592	267 miles / 27.8 gallons	No
2091	389 miles/ 32.1 gallons	No

Other Police/ Security News

During the Month of September, 1 theft report of a battery and fuel was reported, 1 issue regarding the removal of property was investigated and determined to be a civil issue Trees were cut down on a vacant lot and a trespassing complaint was filed.

Just a reminder that Under Speed Vehicles (Golf Carts) are subject to the same motor vehicle laws as passenger vehicles, you must have a valid driver's license to operate them along with any other applicable traffic and criminal ORC statutes. Adults may be charged and prosecuted through Brown County Court and juveniles through Brown County Juvenile Court.

Marine Patrol conducted 62 hours of patrol during the month of September: 3 complaints for loud music, issued 5 warnings for "no wake "violations, 3 warnings for " too fast after dark" responded to 4 calls for service. 2 fish baskets were checked. Marine Patrol will conclude at the end of September, the boat will remain in service until November.

Long Range Planning Committee Monthly WPOA Report – October 2021

1. The LRPC has completed the September Update for the 2021 Report. The report was submitted to the board in late September. At this time, the forecasted expenditures at the end of the year (December) will meet the budget as forecast in January 2021. The final Capital Assessment for 2022 report will be submitted to the WPOA board in early December 2021 for consideration. The final vote about the Capital Assessment Fees will be voted on in the January 2022 Monthly Board meeting.
2. The Lodge Facilities Feasibility Evaluation is being reviewed by the LRPC.
3. We are planning a presentation to the WPOA membership in November.

Respectfully submitted
Terry Borgman LRPC Chair
John, Barton Co-Chair Trustee

Zoning Committee Report

As of 9/30/2021

There is one variance issue being reviewed by the Board. Below is a breakdown of the permits for September.

	2021 Building/Zoning Permit Status	
	<i>Sep</i>	<i>YTD</i>
Residence	2	26
Dock/boat lift	1	37
Additions	2	10
Repair/Replace	0	15
Pool	0	2
Deck	1	12
Garage	0	5
Storage	1	12
Boat Cover	0	0
Carport	0	0
Fence	1	16
Misc	2	19
TOTALS	10	154

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

Respectfully submitted,

Pete Levermore

Zoning Committee chair

October Lake Waynoka Art Club Report

From: Joanne Edwards, President (513) 582-8489 Prepared October 6
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 November 1st creating Bib Yarn Pumpkins taught by Margie Borgman. Please contact Joanne Edwards if you would like to guest attend.

Our Uncorked on Canvas on November 20th is Sold Out! I will be taking names for cancellations however, if you would still like to attend.

We are continuing work on Destination Park at Little Turtle. Maintenance has prepped for the arrival of new Tee Pees, a Drum and a Climbing Arch. We are hoping for their arrival soon!

We would like to thank Pete and Sue Levermore who are working on a Bridge to be installed at Destination Park, they are donating as a memorial to Mary Raleigh.

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. November will have a 4th Monday class.

December 6th morning meeting we will be creating live greenery wreaths with Sue Levermore. Contact Joanne or Sue if you are interested. 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!