



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

AGENDA  
October 12, 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

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:	9/30/2024	9/30/2023
OPERATING CHECKING/PEOPLES	\$96,489.21	\$64,990.99
CHARGE CARD ACCOUNT	\$23,843.00	\$72,186.41
OPER SAVINGS/FIRST STATE BANK	\$200,813.43	\$202,904.75
RESERVE OPERATING/FIRST STATE BANK	\$369,725.65	\$427,745.40
LOTTERY CHECKING	\$6,301.69	\$11,588.84
<b>TOTAL OPERATING FUNDS:</b>	<b>\$697,172.98</b>	<b>\$779,416.39</b>
<b>ASSESSMENTS</b>		
\$175.00 ROADS ASSESSMENT	\$929,515.09	\$645,542.44
\$130.00 LAKE ASSESSMENT	\$139,341.69	\$120,805.33
\$115.00 IMPROVEMENT ASSESSMENT	\$297,170.23	\$311,169.44
CAMPGROUND IMPROVEMENT	\$111,321.29	\$59,123.09
<b>TOTAL</b>	<b>\$1,477,348.30</b>	<b>\$1,136,640.30</b>
<b>WPOA INVESTMENTS:</b>		
* 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
<b>TOTAL INVESTMENTS:</b>	<b>\$529,189.26</b>	<b>\$517,682.19</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$2,703,710.54</b>	<b>\$2,433,738.88</b>

<b>2024 INCOME END OF August</b>	<b>2024</b>	<b>2024 EXPECTED</b>
<b>\$2,549,000.00</b>	<b>85%</b>	<b>87%</b>
<b>2024 EXPENCE END OF August</b>		
<b>\$2,278,000.00</b>	<b>76%</b>	<b>77%</b>

## **Treasurer Report Month Ending September 2024**

### **Operating Funds**

September total operating income was \$115,000.00

September total operating expenses were \$217,000.00 with no unexpected expenses.

Operating fund balance at the end of September was \$697,172.98

Operating income for the year at the end of September was \$2,549,000.00. That is 85% of the plan for 2024. Expected income at the end of September was 87% so 2% under budget.

Operating expense for the year at the end of September was \$2,278,000.00. That is 76% of the plan for 2024. Expected expense at the end of Sept was 77% so 1% under budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in September was \$8,000.00

Assessment account expenditures in September totaled \$28,000.00 Lodge foundation and pool heater.

Balance of all allocated assessment accounts at the end of September were \$1,477,348.30

### **Invested Funds**

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

Total cash on hand at the end of September was \$2,703,710.54

## Managers' Report

The road repaving project is nearing completion. They will be coming back and putting the yellow stripe and lane markings back on in the next week or two. This project was completed 4 years early and at hundreds of thousands of dollars less than originally planned. This will free up funds to dramatically decrease the time it will take to make all roads inside the lake asphalt. Instead of paving 1 to 2 miles a year we will be able to do 4 or 5 miles a year.

We are getting questions about this year's drawdown of the lake for the lagoon draining. We do not expect to start that process before mid-November. I would ask that everyone have their boats out of the water for the winter by that time.

The finance committee and I have started work on the 2025 budget and expect to present to the board the recommended budget for their consideration in the first week in November. The board will then have the month of November to work on it for approval at the December meeting.

Planning for the capital budget for 2025 will begin in November with meetings of the Long-Range Planning committee along with the Lake Manager and Maintenance Superintendent. They will present a plan to the board for consideration in December. Hopefully that budget will be approved at the January monthly meeting.

Maintenance spent hundreds of man hours cleaning up from the storm. A reminder that if a tree has fallen and taken down power lines our maintenance cannot do anything about that. If you see that call Duke Energy or Brown County dispatch. They will send a crew out to kill any power and safely remove the tree.

## Lake Waynoka Police & Front Gate: Monthly Report

*September 2024*

<b>Calls for Service</b>	<b>41</b>	<b>Animal Complaints</b>	<b>5</b>
<b>Arrests</b>	<b>0</b>	<b>Grinder Pumps</b>	<b>51</b>
<b>Reports</b>	<b>12</b>	<b>Squad Calls</b>	<b>7</b>
<b>Citations</b>	<b>1</b>	<b>Fire Runs</b>	<b>2</b>
<b>Warnings</b>	<b>8</b>	<b>Livewell Checks</b>	<b>18</b>
<b>Security Checks</b>	<b>89</b>		

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

<b>Campground</b>	<b>6</b>	<b>Rec. Center</b>	<b>0</b>
<b>Lounge</b>	<b>0</b>	<b>Lodge</b>	<b>2</b>

### Gate Counts

<b>RFID Front- 13,069</b>	<b>Front Guest Lane- 9,589</b>
<b>RFID Rear Entry- 16,808</b>	<b>Rear Exit- 20,781</b>

### Vehicle Information

<b>Vehicle 1391</b>	<b>Fuel- 72.2 gal</b>	<b>Miles Driven-896</b>
<b>Vehicle 1591</b>	<b>Fuel- 77.7 gal</b>	<b>Miles Driven-516</b>
<b>Vehicle 2091</b>	<b>Fuel- 85.8 gal</b>	<b>Miles Driven-1,540</b>

### Other Information from Police & Security

**Reminder:** The Ohio state issued burn ban took effect on October 1<sup>st</sup>, and will remain 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/>

## October 2024 LRPC Report for Monthly WPOA Meeting

1. The Long Range Planning Committee (LRPC) continues to monitor the 2024 budget, comparing the work accomplished versus the work planned. The committee will share this information with the membership on a monthly basis. At the end of the year we will look at the three capital assessment accounts and evaluate the performance of the WPOA Board and General Manager in accomplishing the approved budget. Completed projects are showing actual cost savings compared to the budget.
2. At the direction of the WPOA Board, the committee researches information for future replacement projects as outlined in the five year plan (years 2 through 5). We provide this information so that the Board will understand the impact of various options that may be considered when they vote in January to approve replacement projects (not new projects) for the upcoming year.
3. Each year in November the committee meets with the General Manager and WPOA Board to assess the feasibility of projects proposed for the next year. Projects not completed in 2024 may be considered for 2025 or beyond.
4. 2024 project status
  - a. Projects completed include:
    - i. Replacement of the Marina docks (wood and concrete)
    - ii. Red Cloud dock repairs
    - iii. Stocking of fish
    - iv. replacement of Rec Center weight room equipment
    - v. Replacement of a zero turn mower
    - vi. Replacement of a Rec Center floor cleaner
    - vii. Replacement of a GMC pickup truck
    - viii. Replacement of the 20 year old ice cream machine in the restaurant
    - ix. Lodge roof replacement
    - x. Lodge foundation repair
    - xi. Rec Center HVAC system replacement
    - xii. Lodge plumbing repair
    - xiii. Replacement pool cover
    - xiv. Pool pavilion ceiling replaced
  - b. Projects in progress include:
    - i. Weekly algae control for the lake
    - ii. Three months of dredging ("hump" project) continues through November
    - iii. Paving Waynoka Drive
  - c. Projects yet to be completed include:
    - i. Rec Center exterior repairs (stucco work)
    - ii. Dry dredging at the east end of the lake (December 2024-January 2025)
5. The purpose of a long range plan is to anticipate community needs and wants and develop an appropriate plan for the Board with consideration for both the cost and the future of the community.

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

## Zoning/Building Committee Report

As of 9/30/2024

Below is a breakdown of the permits for September.

### 2024 Zoning/Building Permit Status

	<i>Sep</i>	<i>YTD</i>
Residence	4	24
Dock/boat lift	0	20
Additions	1	4
Repair/Replace	4	19
Pool	1	3
Deck	1	7
Garage	0	8
Storage	4	18
Boat Cover	0	0
Carport	0	0
Fence	1	12
Misc	0	6
<b>TOTALS</b>	<b>16</b>	<b>121</b>

**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](http://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