



**WAYNOKA PROPERTY OWNERS ASSOCIATION**

1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
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**AGENDA  
SEPTEMBER 10, 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 Bartont  
Sean Moore

## **Treasurer Report Month Ending August 2022**

### **Operating Funds**

August total operating income was \$110,000.00.

August total operating expenses were \$222,000.00 with unexpected expenses of \$8,000 for shower replacement in the Recreation Center.

Operating fund balance at the end of August was \$953,911.79

Operating income for the year at the end of August was \$2,120,000.00. That is 83% of the plan for 2022. Expected income at the end of Aug was 83% so right on budget.

Operating expense for the year at the end of August was \$1,774,000.00. That is 70% of the plan for 2022. Expected expense at the end of August was 69% so 1% over budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in August were \$7,000.00

Assessment account expenditures in August totaled \$5,000.00

Balance of all allocated assessment accounts at the end of August were \$1,140,204.46

### **Invested Funds**

Invested Reserves at the end of August totaled \$514,837.73

Total cash on hand at the end of August was \$2,608,953.98

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

GENERAL OPERATING FUNDS:	8/31/2022	8/31/2021
OPERATING CHECKING/PEOPLES	\$110,906.17	\$69,543.20
CHARGE CARD ACCOUNT	\$57,509.11	\$26,988.19
OPER SAVINGS/FIRST STATE BANK	\$302,812.31	\$250,893.17
RESERVE OPERATING/FIRST STATE BANK	\$479,614.28	\$614,351.04
LOTTERY CHECKING	\$3,069.92	\$3,856.11
<b>TOTAL OPERATING FUNDS:</b>	<b>\$953,911.79</b>	<b>\$965,631.71</b>
<b>ASSESSMENTS</b>		
<b>\$175.00</b> ROADS ASSESSMENT	\$627,161.51	\$363,235.97
<b>\$100.00</b> LAKE ASSESSMENT	\$114,844.30	\$101,954.20
<b>\$115.00</b> IMPROVEMENT ASSESSMENT	\$314,582.27	\$249,257.81
CAMPGROUND IMPROVEMENT	\$83,616.38	\$83,672.16
<b>TOTAL</b>	<b>\$1,140,204.46</b>	<b>\$798,120.14</b>
<b>WPOA INVESTMENTS:</b>		
* 1ST STATE CDARS #1024534762	\$173,474.63	\$173,474.63
1ST STATE CDARS #1024986639	\$134,409.89	\$134,118.86
1ST STATE CDARS #700700838	\$154,075.71	\$153,976.13
1ST STATE CDARS #700700590	\$52,877.50	\$52,473.57
<b>TOTAL INVESTMENTS:</b>	<b>\$514,837.73</b>	<b>\$514,043.19</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$2,608,953.98</b>	<b>\$2,277,795.04</b>

	2022	2022 PLAN EXPECTED
<b>2022 INCOME END OF AUGUST</b>	<b>2022</b>	
<b>\$2,120,000.00</b>	<b>83%</b>	<b>83%</b>
<b>2022 EXPENSE END OF AUGST</b>		
<b>\$1,774,000.00</b>	<b>70%</b>	<b>69%</b>

## Managers' Report

We removed 260 barge loads of silt (1560 cubic yards of silt) in the month of August with a goal for the month of 220. We did really well running operations 21 of the possible 23 days. We have removed 713 barge loads of silt (4278 Cubic yards) so far this year. We will continue dredging operations until the end of October.

Our networks as of this meeting are back up and operating except for the following items. The online members portion of our website and our ability to issue new RFID stickers. Watch the website and Facebook for updates on when these two items come back online.

Maintenance has started taking down the pools for the winter and we a contractor coming in to do some repairs on the Kiddie pool.

The upgrades to the outside of the Lodge have been completed and I think it turned out really good.

The dam project has been completed we only waiting on the final billing for the cost. I believe this is going to come in under budget. I will have an update on it next month.

I reported to the board that we have completed the replacement of boat motors for our dredge and security boats. We were only budgeted for 3 new motors but by selling the old motors we were able to get 4 and stay under budget. All of our boats now have new Honda motors on them.

We completed the replacement of the shower facilities in the recreation center. The new showers are better than what was originally in the building.

We renewed our contract with Suburban Propane for another year. They gave us a very competitive price.

The Restaurant has requested a new floor in the kitchen area and provided a bid for the project. The board has taken this under advisement and will determine if this project will be undertaken.

## Zoning/Building Committee Report

As of 8/31/2022

Below is a breakdown of the permits for August.

	2022 Zoning/Building Permit Status	
	<i>Aug</i>	<i>YTD</i>
Residence	3	34
Dock/boat lift	5	24
Additions	1	7
Repair/Replace	0	22
Pool	0	2
Deck	0	12
Garage	4	9
Storage	2	14
Boat Cover	0	0
Carport	0	0
Fence	2	15
Misc	2	6
TOTALS	19	145

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

Election Committee  
September 10, 2022  
Nan Wales

In accordance with the Code of Regulations, Article IV, the following dates and deadlines will be in effect for this year's Board of Trustees election:

**Saturday, September 10** Election Timeline approved by the Board

**Monday, September 26** Candidate applications must be received in the Administration office by 4 pm

**Monday, October 17** Last date for members to settle outstanding fees and dues to be eligible to vote

**Tuesday, October 18** Mailing labels and list of eligible voters printed

**Thursday, October 20** Ballots mailed by this date

**Monday, November 28** Ballots must be received in Administration office by 4 pm

**Friday, December 2** Votes counted by this date