



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

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

GENERAL OPERATING FUNDS:	8/31/2023	8/31/2022
OPERATING CHECKING/PEOPLES	\$47,963.79	\$110,906.17
CHARGE CARD ACCOUNT	\$76,519.98	\$57,509.11
OPER SAVINGS/FIRST STATE BANK	\$305,528.38	\$302,812.31
RESERVE OPERATING/FIRST STATE BANK	\$424,923.59	\$479,614.28
LOTTERY CHECKING	\$4,812.20	\$3,069.92
<b>TOTAL OPERATING FUNDS:</b>	<b>\$859,747.94</b>	<b>\$953,911.79</b>
<b>ASSESSMENTS</b>		
\$175.00 ROADS ASSESSMENT	\$645,428.45	\$627,161.51
\$115.00 LAKE ASSESSMENT	\$121,884.53	\$114,844.30
\$115.00 IMPROVEMENT ASSESSMENT	\$305,581.37	\$314,582.27
CAMPGROUND IMPROVEMENT	\$58,634.25	\$83,616.38
<b>TOTAL</b>	<b>\$1,131,528.60</b>	<b>\$1,140,204.46</b>
<b>WPOA INVESTMENTS:</b>		
* 1ST STATE CDARS #1024534762	\$175,477.89	\$173,474.63
FIFTH THIRD	\$134,700.81	\$134,409.89
1ST STATE CDARS #700700590	\$53,066.02	\$52,877.50
1ST STATE CDARS #700700838	\$154,437.47	\$154,075.71
<b>TOTAL INVESTMENTS:</b>	<b>\$517,682.19</b>	<b>\$514,837.73</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$2,508,958.73</b>	<b>\$2,608,953.98</b>

<b>2023 INCOME END OF August</b>	<b>2023</b>	<b>2023 EXPECTED</b>
<b>\$2,289,000.00</b>	<b>86%</b>	<b>83%</b>
<b>2023 EXPENSE END OF August</b>	<b>68%</b>	<b>69%</b>
<b>\$1,461,000.00</b>		

## **Treasurer Report Month Ending August 2023**

### **Operating Funds**

August total operating income was \$114,000.00.

August total operating expenses were \$249,000.00 with no unexpected expenses.

Operating fund balance at the end of August was \$859,747.94

Operating income for the year at the end of August was \$2,289,000.00. That is 86% of the plan for 2023. Expected income at the end of August was 83% so 3% over budget.

Operating expense for the year at the end of August was \$1,780,000.00. That is 68% of the plan for 2023. Expected expense at the end of August was 69% so 1% under budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in August were \$11,000.00

Assessment account expenditures in August totaled \$248,000.00 for Road work and new skid loader.

Balance of all allocated assessment accounts at the end of August were \$1,131,528.60

### **Invested Funds**

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

Total cash on hand at the end of August was \$2,508,958.73

## Managers' Report

Another summer season has come to an end. We could not have asked for better weather for the Labor Day Weekend to say goodbye to summer with.

Dredging continued this last month but unfortunately one of our barge push boats broke down so we were only able to run two barges for part of the month. We pulled the other two boats out and inspected them to make sure they were not having the same problem and found none. We hope to be back up to three barges in the very near future.

Myself and a few board members will be attending the OLCA meeting being held this month at Hidden Valley Lake. I am looking forward to this meeting it will be first time the member lakes have gotten together in person since September 2019. This is a two-day conference where member lakes get to share challenges, solutions and new ideas with each other.

A reminder that if you plan to leave a pass for a guest to go to the Halloween event, we will not be accepting open passes on that day. We will need the name of your guest for them to get in. Everyday all non-members must have a pass called in for access but we do accept open passes from members for special events.

I have been getting questions about lake lowering. As normal the lake will begin to be lowered sometime in November in order to drain the lagoon. The board has been having discussions with the lake advisory committee about if we will be doing a full draw down (5-7 ft) or not. We have tried to do this the last 3 years but due to rainfall have been unable to achieve it. We will keep the membership informed.

The pools have been closed and maintenance will begin draining, covering and putting away the furniture. The adult pool will be done last so water aerobics can still be done outside while weather permits.

## September 2023 LRPC Monthly Report for WPOA Meeting

### Current Activities

1. Preparation of report on 2023 budget versus expenditures through August 2023 for the WPOA Board.
2. Review of Lodge Project architectural design (May 2023) renovation and expansion options.
3. Provided responses to Lodge Project emails and questions and comments received during Informational Meeting #2. The responses are available in the Documents section of the Lake Waynoka website under Reports.
4. Discussion of the number of properties at Lake Waynoka - 3976 total

WRWSD / WPOA Owned Properties	98
Properties in Good Standing	3209 (81%)
Properties NOT in Good Standing	669 (17%)
<b>TOTAL PROPERTIES</b>	<b>3976</b>

5. Review of Capital Assessment account projects for 2023, to date:
  - a. **Roads**....Culvert repair on Running Bear; paving on Wagon Wheel and Waynoka Drive
  - b. **Lake** .....Mechanical dredging main channel project; review of sedimentation project project; review of lake main channel depth chart; algae control; new dock builds and repair; fish stocking.
  - c. **Improvements** .... Lodge plumbing issues & repair; Lodge freeze damage repairs; Lodge foundation repairs; Lodge truss repairs.
6. The LRPC is assisting the WPOA board to compile a list of ideas for potential new community amenities including: a coin operated laundry, frisbee golf course, boat wash facility, indoor movies and other family oriented activities, and a fenced community garden.

### Goals and Objectives

Comparison of anticipated expenditures for Capital Assessments over the next 20 years and assessment fee income for 2024.

Capital Assessment	Anticipated expenditures over next 20 years	2024 assessment fee income
Lake	\$3,127,000	\$167,000
Roads	\$6,616,000	\$307,000
Improvements(building facilities, maintenance equipment, security, and pools)	\$5,324,000	\$228,000

Respectfully Submitted  
Terry Borgman, LRPC Chair

## Zoning/Building Committee Report

As of 8/31/2023

Below is a breakdown of the permits for August.

	2023 Zoning/Building Permit Status	
	<i>Aug</i>	<i>YTD</i>
Residence	1	16
Dock/boat lift	0	22
Additions	1	3
Repair/Replace	7	29
Pool	0	3
Deck	0	12
Garage	0	14
Storage	0	11
Boat Cover	0	0
Carport	0	0
Fence	1	15
Misc	2	13
TOTALS	12	138

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

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

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

- Following is the election timeline for the Boards approval.

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 9th Election Timeline approved by the Board**

**Monday, September 25th Candidate applications must be received in the Admin office by 4 pm**

**Tuesday, October 24th Last day for members to settle outstanding fees/dues to be eligible to vote**

**Wednesday, October 25th Mailing labels and list of eligible voters printed**

**Thursday, October 26th Ballots mailed by this date**

**Monday, December 4th Ballots must be received in Admin office by 4 pm**

**Friday, December 8 Ballots counted by this date**

- Candidate applications are still being accepted with a deadline of September 25 at 4 pm. The applications are available online at [lakewaynoka.com](http://lakewaynoka.com) Documents then Forms.
- In order to be eligible to vote you need to be in good standing so please make sure all your dues/fees are paid by By October 24th.
- Also make sure the Admin office has your current address, ballots will be mailed and we want everyone to be able to vote.
- During the October and November WPOA monthly meetings each candidate will be invited to use 3 minutes to introduce themselves during the Membership Compliments and Concerns part of the meeting.