



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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AGENDA
September 14, 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

Treasurer Report Month Ending August 2024

Operating Funds

August total operating income was \$150,000.00

August total operating expenses were \$262,000.00 with no unexpected expenses.

Operating fund balance at the end of August was \$712,167.69

Operating income for the year at the end of August was \$2,430,000.00. That is 81% of the plan for 2024. Expected income at the end of August was 83% so 2% under budget.

Operating expense for the year at the end of August was \$1,993,000.00. That is 68% of the plan for 2024. Expected expense at the end of August was 69% so 1% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in August was \$12,000.00

Assessment account expenditures in July totaled \$8,000.00 mostly for culvert repair before repaving.

Balance of all allocated assessment accounts at the end of August were \$1,491,393.28

Invested Funds

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

Total cash on hand at the end of June was \$2,832,750.23

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

GENERAL OPERATING FUNDS:	8/31/2024	8/31/2023
OPERATING CHECKING/PEOPLES	\$49,254.33	\$47,963.79
CHARGE CARD ACCOUNT	\$32,004.94	\$76,519.98
OPER SAVINGS/FIRST STATE BANK	\$350,775.54	\$305,528.00
RESERVE OPERATING/FIRST STATE BANK	\$373,225.65	\$424,923.59
LOTTERY CHECKING	\$6,907.23	\$4,812.20
TOTAL OPERATING FUNDS:	\$812,167.69	\$859,747.56
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$923,463.68	\$645,428.45
\$130.00 LAKE ASSESSMENT	\$139,824.07	\$121,884.53
\$115.00 IMPROVEMENT ASSESSMENT	\$322,125.13	\$305,581.37
CAMPGROUND IMPROVEMENT	\$105,980.40	\$58,634.25
TOTAL	\$1,491,393.28	\$1,131,528.60
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:	\$2,832,750.23	\$2,508,958.35

2024 INCOME END OF JULY	2024	2024 EXPECTED
\$2,240,000.00	81%	83%
2024 EXPENCE END OF JULY		
\$1,993,000.00	68%	69%

Managers' Report

Lodge work. The new roof and gutter system have been installed and is complete. We have also completed the foundation drainage repairs along with replacing some sections of sidewalk in front of the lounge. The plumbing upgrades are very close to completion and likely done by the time this is published. We have completed almost \$100,000 in repairs and upgrades to the lodge this year.

The pools are being closed for the winter and we have received our new pool cover for the large pool. Maintenance will be looking for anything that might need to be repaired before the next pool season.

The heater for the indoor pool has gone down and a new one has been ordered. During the inspection of the pool heater, we had them look at the heater for the hot tub and it was recommended that it be replaced as well. We plan to put that on the capital plan for next year.

The road repaving project kicked off this week and will last about 3 weeks. We will be grinding and repaving all of Waynoka, Hogan, Papoose and Wildcat. Expect delays and detours during this work. We will try to keep them to a minimum, but some will be unavoidable. Once complete they will be painting a line on Waynoka like before.

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.

Someone set fire to the port-o-let at Kiddie Coral. The state fire Marshal came in and is handling the investigation. It has been determined it was arson and if anybody has any information about it please contact our police department and they will share that information with the fire Marshal.

Dredging. Maintenance removed over 1500 cubic yards of silt from the lake in the month of August. Dredging will be on hold while road work is being done but will resume right after. It is our intention to continue dredging into the month of November, stopping just before the draining of the lagoon begins.

We have started building the rough budget for 2025 this month and will be meeting weekly with the finance committee weekly throughout the month of October. The budget will be presented to the board in the first part of November so that we can pass the budget in December.

I have been requested to give a view of the lake's past 20 years or so as far as weed and algae control is concerned. Since I have only been here for the last 14 years some of this will be what I have been told by long-term residents and employees but much of it is first-hand experience.

Back in the early 2000's there were a lot of weeds, grasses and algae in the lake making some of the coves hard to get through without clogging your motor up. Tim the previous manager went out and over a couple of years put in over 1500 grass eating carp and by the late 2000's all the weeds, grass and algae were gone and most of the cat tails were gone as well. When I started here in 2011, I saw no weeds or algae at all for several years, so it appears it had worked well.

In 2016 I began to get concerned by the number of grass carp that were dying. The carp have an expected life span of 10 to 15 years and do not reproduce. Maintenance was picking them up along the shore and scooping them out of the lake every week. I recommended to the board that we should start replacing some of these carp since they were starting to die off. The board asked the Lake advisory committee to investigate this and give their recommendation. The recommendation to the board from the committee was to not put more of the carp in the lake and the committee referenced the 2011 Mad Scientist report that recommended more plant life as part of their plan for helping the clarity of the lake water. The committee told the board that the lake, once great for fishing, was now not very good because of the lack of cover available for the fish and poor water clarity. This remained the policy until 2021 when we had our first algae and weed bloom in over 15 years.

So why not just go throw 1500 grass carp in the lake and fix the problem? Tim had an advantage we no longer have. In the early 2000's you could just go to Jones Fish and buy as many grass carp as you wanted and turn them loose in your lake. Today we must request permission and get a permit from ODNR to purchase grass carp. We got permission ODNR to put in 100 in 2021. In 2022 we were given a permit for another 100. In 2023 we were given a permit to buy 400 and another 100 this year. In the past 4 years we have been able to put in about half as many carp as what was done 20 years ago. We have ask for another 200 next year from ODNR. We hope to find the correct number without going too far over because once they are in the lake there is no way to get them out. Once that number is found we should divide it by 10 and put that many in every year to keep a steady school in the lake.

We are making progress. This year we didn't see any significant growth of algae or weeds until mid-July. Two years ago, it looked like you could walk across the east end of the lake by mid-May.

I truly believe Tim was right and these fish are the long term and ecological answer to keeping the lake weed and algae free. I saw it work for 10 years while listening to other lakes fight the algae battle with little success.

On the downside the grass carp are not good for fishing and the water clarity will drop because they tend to keep the bottom stirred up. Also, the oxygen levels in the lake tend to drop with not having enough plant life in the lake.

While I do believe the fish are the answer, over the last few years we have investigated many other ideas like fountains, bubblers, micro-bubblers, ultrasound, phosphorus blockers, harvesting machines to name but a few. Some of these are effective on smaller bodies of water but are not proven on larger bodies and/or are extremely expensive to implement on a lake this size.

Lake Waynoka Police & Front Gate: Monthly Report

August 2024

Calls for Service	37	Animal Complaints	7
Arrests	0	Grinder Pumps	33
Reports	18	Squad Calls	10
Citations	2	Fire Runs	3
Warnings	14	Livewell Checks	34
Security Checks	82		

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

Campground	11	Rec. Center	2
Lounge	0	Lodge	3

Gate Counts

RFID Front- 19,378	Front Guest Lane- 14,667
RFID Rear Entry- 21,207	Rear Exit- 26,615

Vehicle Information

Vehicle 1391	Fuel- 53.8 gal	Miles Driven-619
Vehicle 1591	Fuel- 61.3 gal	Miles Driven-570
Vehicle 2091	Fuel- 86.3 gal	Miles Driven-1,420

September 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.
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 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
 - b. Projects in progress include:
 - i. Lodge plumbing repair
 - ii. Weekly algae control for the lake
 - iii. Three months of dredging ("hump" project) has begun
 - iv. 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 8/31/2024

Below is a breakdown of the permits for August.

2024 Zoning/Building Permit Status

	<i>Aug</i>	<i>YTD</i>
Residence	2	20
Dock/boat lift	1	20
Additions	0	3
Repair/Replace	2	15
Pool	0	2
Deck	0	6
Garage	0	8
Storage	0	14
Boat Cover	0	0
Carport	0	0
Fence	2	11
Misc	1	6
TOTALS	8	105

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

Elections Committee

- Per the Rules and Regulations, volume 3, the election timeline will be approved or modified by the Board today.

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

Tuesday, October 22nd Last day for members to settle outstanding fees/dues to be eligible to vote

Wednesday, October 23rd Mailing labels and list of eligible voters printed

Thursday, October 24th Ballots mailed by this date

Monday, December 2nd Ballots must be received in Admin office by 4 pm

Friday, December 6th 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 then News & Notices.
- 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 October 22nd.
- Please make sure the Admin office has your current address.
- This year after the October and November WPOA monthly meetings each candidate will be invited to use 5 minutes to introduce themselves.