



February, 2017

Waynoka News

"Official Newsletter for the Waynoka Property Owners Association"

ISSUE 341

Update from the Rules and Regulations Committee.

The WPOA Board has approved the Revised General Rules & Regulations (Yellow Book) for review by property owners. Two documents, a "final" version and a "marked-up" version (showing all additions and deletions) have been posted on our web site (www.lakewaynoka.com), and links to each document are shown in "News and Notices." A paper copy of the "final" version is available from the office.

Managers Message, Paul Cahall

Reminder for the New Year

This will be the first year for the renewal of the RFID stickers on your vehicles. Below is a list of things to know about renewing your sticker that are different from past years. Watch the newsletter and the web site for any other changes as we move into the spring.

- RFID stickers will automatically stop working, if not renewed, at midnight April 30th, 2017.
- Stickers will be able to be renewed any time, after all 2017 dues and fees have been paid.
- It will cost \$10 per vehicle for RFID renewal, and \$20 per vehicle for new RFID stickers.
- You will not need to have your registration to renew a sticker, just your member card.
- Stickers can be renewed at the security office or administration office.
- Renewals at Security can only be done by cash or check.
- The administration office will be able to renew stickers over the phone with credit cards.
- If you want to renew all stickers under your account at one time it must be done at the administration building.
- You must have the member card the vehicle is registered under to renew a sticker at Security.

***** Don't forget your Boat Dock Rental !!! *****

By **March 15th** you must pay the balance of your annual rental fee of \$200.00. On **March 16th** any unpaid docks will be put back into the pool of available docks for rental on **April 1st**, first come basis.

If you do not like the dock you had last year come to the administration office **April 1st** to pick a dock from those available on a first come basis.

WPOA Board of Trustees Special Meeting – Friday, January 6, 2017

President Prescilla Redick called the meeting to order at 6 p.m.

Roll Call: *Present:* Buckley, Holt, Johnson, Koch, Meese, Redick, Taylor, Yannone & Mgr. Cahall. *Absent:* Kirk (ex.)

This special meeting was called for a number of reasons which are indicated in bold type below:

- 1. Presentation of Lake Waynoka General Reserve Value Evaluation Report** – Four members of the Long Range Planning Committee – Dick Bankes, Terry Borgman, Mike LaPlante and Dave Patton – were in attendance. Terry Borgman presented an overview of the process the Committee followed to determine a value which the WPOA Board should try to maintain as a general reserve to cover costs in emergency situations. About sixty different risks were identified and then ranked (high, medium, and low) by probability and by consequences (impact on the community). The top twenty risks were chosen by considering probability versus consequences. The risk evaluation guidelines and assumptions under which each risk was considered and researched were shared. The earthen dam risk was researched separately because its probability is low, but the consequences could be very high. Several suggestions were made as to what the WPOA Board needs to do now that the conclusions made and information gathered by the Committee in regards to the value of the general reserve that would ‘protect’ the WPOA in emergency situations have been shared. The discussion concluded with the Trustees thanking the Committee members for offering their skills, knowledge, and experience to present the Board with a very thorough report.
- 2. Review of the Revised General Rules & Regulations (Yellow Book)** – John Buskey, Chairman of the Rules & Regulations Committee, then reviewed the Revised General Rules & Regulations (Yellow Book) with the Trustees. Changes, both additions and omissions, as well as recommendations regarding which motions might be rescinded were highlighted in Buskey’s review. The Trustees, who had all previously reviewed the document, also offered opinions and asked questions about various rules and regulations. Buskey then shared how the Revised General Rules & Regulations would be shared with the property owners. After the two motions below (#3 and #4) were discussed and passed Motion #270 to post the Revised General Rules & Regulations was also voted upon. *See Motions and Resolutions below for further details.*
- 3. Boat Rental Motion** – Mgr. Cahall shared a conversation he had recently about the rental of watercraft on Lake Waynoka. Following discussion of the inquiry Motion #268 was made by Buckley and seconded by Holt to not permit rental watercraft to be operated on the Lake. A roll call vote was taken and the motion passed. *See Motions and Resolutions below for further details.*
- 4. Motion to Regulate Employee Harassment** – The Trustees discussed the need to regulate harassment of WPOA employees and volunteer officials and the procedures that would be used to address any incidences. Following the discussion Motion #269 was made by Taylor and seconded by Holt to adopt the proposed Employee Harassment Regulation. A roll call vote was taken and the motion passed. *See Motions and Resolutions below for further details.*
- 5. Review of CODE of Rules and Regulations (Blue Book)** – Due to the length of the meeting the Trustees agreed to ‘table’ this discussion until the January 9th WPOA Workshop Meeting.

Motions and Resolutions:

- **Motion #268** was made by Buckley and seconded by Holt that rental watercraft are not permitted to be operated on the waterways of Lake Waynoka unless they are rented from the Marina Operator approved by the Board.
A roll call vote was taken and the motion passed unanimously.
- **Motion #269** was made by Taylor and seconded by Holt to adopt the following regulation on harassment of employees and volunteer officials:
The WPOA BOARD is committed to maintaining a safe and productive work environment for both WPOA employees and MEMBERS elected or appointed to serve in an official capacity. Harassment of WPOA employees and/or volunteer officials by MEMBERS, TENANTS, VENDEES or their GUESTS is expressly prohibited. In general, harassment refers to conduct that is unwelcome, offensive, makes a reasonable person uncomfortable, debilitates morale, and/or interferes with work effectiveness. It includes, but is not limited to, all forms of workplace harassment as defined by the EEOC, as well as verbal harassment characterized by profanity, bullying, intimidating, shouting or otherwise confronting (publically or privately) in an uncivil manner. The WPOA BOARD will investigate any complaint of harassment or any observed harassment as a violation subject to penalties specified in Fine Schedule 2.
A roll call vote was taken and the motion passed unanimously.
- **Motion #270** was made by Meese and seconded by Koch to approve the WPOA Revised General Rules & Regulations (Yellow Book) dated January 6, 2017 for posting on www.lakewaynoka.com for review and comment by property owners for a review period from January 7, 2017 through February 2, 2017.
A roll call vote was taken and the motion passed unanimously.

Adjournment: A motion to adjourn the meeting was made by Koch and seconded by Buckley. The motion passed unanimously and the meeting adjourned at 8:50 p.m.

Respectfully submitted, Joanne A. Coker, WPOA Assistant Recording Secretary



Waynoka Property Owners Association

Board of Trustees Meeting

Saturday, January 14, 2017



President Prescilla Redick called the meeting to order at 10:00 a.m.

Roll Call: *Present:* Buckley, Holt, Johnson, Koch, Meese, Redick, Yannone & Mgr. Cahall

Absent: Kirk (ex.) and Taylor (ex.)

Betty Purdin led those in attendance in the Lord's Prayer which was followed by the Pledge of Allegiance.

Minutes: The motion to approve the minutes of the December 10th, 2016, WPOA meeting as published in the January Newsletter was made by Yannone and seconded by Koch. A yea/nay hand vote was taken and the motion passed unanimously.

The Asst. Recording Secretary read the minutes of the Special Meeting on the 6th. The motion to approve the minutes was made by Holt and seconded by Buckley with an addition from Trustee Kirk that it be noted in the minutes that although the envelopes did not need to be opened, Kirk did provide absentee votes for the three motions that were passed unanimously. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Prescilla Redick): Pres. Redick shared that she is "not gravely ill and dying", even though she did have pneumonia in December. She also stated the Rec Center will *not* be closed on Sundays nor will its hours of operation be reduced because there is a lack of money. These comments were made in hopes of squelching a couple more of the rumors that are currently circulating.

Treasurer's Report as of December 31st, 2016 (Paul Cahall):

The information in the report shared below was obtained following the meeting. jac

Operating funds

- The total December operating income was \$51,427.00.
- The total operating expense for the month of December was \$26,087.00. This included a cumulative transfer from allocated assessment accounts to operating funds totaling \$110,025.00 for labor costs.
- The operating fund balance at the end of December was \$153,315.00.
- Net operating income and expense for the full year of 2016 was \$12,888 which is favorable, although not at planned levels.

Allocated Assessment Funds

- Income for allocated operating assessments in December was \$1611.00.
- Allocated assessment account expenditures in December totaled \$112,669.00 which included the transfers noted above to operating funds.
- Balance of all allocated assessment accounts at the end of December was \$156,053.00
- *Invested Funds* – Invested reserves at the end of December totaled \$296,270.00 after returning a \$25,000.00 campground electrical upgrade loan payment to reserves.

Total cash 'on hand' at the end of December was \$605,638.00.

Mgr. Cahall noted that there was more operating cash at the end of 2016 than 2015 and that no monies were borrowed in 2016. He also shared that the annual dues billings will be mailed either Friday, January 20th or early the following week. Property owners will be given a couple of options when they pay their dues: to opt out of the new phone book if they so choose and to provide an email address to be included in 'email blasts'.

Manager's Report (Mgr. Cahall):

- The maintenance staff has been working on many winter projects: The burned out house is gone and reclamation work is being done; the new snowplow was used during a recent 'dusting'; ditches will be cleared to improve drainage flow; the gearbox on the dredging platform track hoe was repaired (\$11K); walls in the Rec Center are being painted and the floors will be stripped and re-waxed; the plumbing in the Lounge was repaired and the floor was stripped and re-waxed; and the street signs in the Campground are nearly all installed.

- The Admin staff is busy ‘closing out the books’ and preparing the annual dues billings.
- All Security personnel and Admin staff are being training on ‘sticker renewal’.
- Lastly, a new audit company, Hennekes CPA Services of Cincinnati, has been hired since the previous company was ‘bought out’ and will no longer be doing audits.

Security Report (Chief Wallace):

- Chief Wallace shared that one misdemeanor arrest was made in December for Domestic Violence and Resisting Arrest (same case). No new criminal trends or patterns were identified.
- Chief Wallace also shared that earlier in January an officer responded to a ‘suspicious’ vehicle/crash scene. While investigating the crash another officer received a burglary report. It turned out that the driver of the vehicle in the crash was the burglar! It was considered a job well done with a bit of luck!
- Both patrol cars are now equipped with radar units. The German Twp. Police Department in Montgomery County donated the unit which is identical to one already in use. Two portable radios, batteries and speaker microphones were also donated.

Events/Marketing Report (Gina Dash): Dash shared a number of activities, events and classes being provided by the WPOA during the next month or so. Information and details can be found on the Lake Waynoka website (www.lakewaynoka.com) and calendar, on the Facebook pages for Lake Waynoka as well as the Rec Center and the Lounge, in the Lake Waynoka Newsletter and calendar, in the local newspapers and many other places! Our social media coverage is expanding on Instagram. Dash noted, “Our ‘ratings’ and our ‘reviews’ on Facebook are very impressive!”

At the Rec Center the Men’s Basketball Leagues on Sunday afternoons have begun. There are ‘boot camp’ classes for all ages in January, February and March. In February a new class called ‘Pound Fitness’ begins.

In February a couple of new bands will be performing at the Lounge. The Super Bowl Party Potluck will be on February 5th and the Valentine’s Dance will be on the 11th from 8 pm until midnight.

Dash also announced that Trustee Yannone is organizing a Communication Committee to research ways to improve communication among Lake Waynoka property owners as well as with the WPOA Board. The first meeting will be Monday, January 16, 2017, at 10 am in the Lodge.

Other Reports:

Long Range Planning (Dick Bankes): Bankes shared the highpoints of the Committee’s work:

- Updated drafts of the 2017-2021 WPOA Long Range Plan and the Budgetary Forecast are being reviewed by the Trustees.
- The Board has approved the portion of the Street Sign Project which included upgrading the street signs, location and wayfinding signs as a part of the 2017 capital budget proposal. Final costs and implementation details of the plan will be developed by Mgr. Cahall. The Board declined to provide the funding for the electronic communication boards, suggesting that “the cost for these signs (\$25K) would be better addressed by the clubs and organizations, the primary users”. The Committee will pursue this suggestion.
- The conclusions and recommendations related to the General Reserve Adequacy Project were presented to the Board for consideration at its Special Meeting on January 6th, 2017.
- The Census Data Project has been completed and closed. It was concluded that although there may be some value to Federal Census data in profiling some demographics for Lake Waynoka, it only addresses full time residents who represent about a third of our population.
- The On-line Survey Software Project has been completed and closed also. At this time there is not an application that will work for our needs.

Lake Advisory (Mike LaPlante):

- LaPlante shared that the 2017 Lake Waynoka Boating and Fishing Guide was approved by the Board and will be distributed to anyone registering a watercraft this season.
- Over the next couple of months the Committee will be evaluating previously identified areas for repair or improvement of lake access areas such as common docks and boat ramps. LaPlante asked that if a property owner ‘sees something that needs attention’ to please contact him.
- The Reflective Lot Number Plates are still available. Check the Newsletter for details as to how you can support the Russellville Fire Department as well as help increase safety on the lake.
- A couple of additional members on this committee would be very welcome! The Committee meets the first Tuesday of each month at 6 pm in the Lodge.

Mgr. Cahall addressed the complaints he has received recently regarding the limited use of salt to make our roads less icy and slippery during the winter months. Salt is used at intersections and the gates, on bad curves, and in the parking lots. It is not used elsewhere because any salt used on the roads eventually ‘leaches’ into the Lake! Salt is not healthy for a fresh water lake with its many plants and animals. The limited use of salt is not a money issue; it is an environmental issue!

Mgr. Cahall also shared that the valve to the main lake remains open. The valve is open to lower the lake, at least a couple of feet, so as to possibly prevent ice damage issues (to docks, lifts, etc.) which could occur if the level of the water is too high. (The rainy weather is not cooperating with this effort.)

Building (Tony Tatman): Tatman reported that three permits – for a storage building, a boat cover and a new house – have been issued recently.

Tatman then presented two variance requests:

1. After discussion of this request *a roll call voice vote was taken to approve a variance to allow the property owner of lots #701 and #702 to dig out sections of WPOA owned common area (lot #704) for the purpose of installing docks for lots #701 and #702. Based on criteria for lake access lots neither lot #701 nor #702 is entitled to a dock due to a lack of enough existing shoreline for legal placement. The variance was **not** granted by a vote of six nay votes and one yea vote (Holt).*
2. After much discussion of a variance request by the property owner of lot #362 to allow him to dig out his shoreline to allow the installation of a boat cover and boat lift, which would be less than 40 feet from the road right of way, the request was ‘tabled’. It was decided that more detailed information is needed.

Rules and Regulations (John Buskey):

- Buskey shared that the Board approved a motion at the Special Meeting on January 6th to post the WPOA Revised General Rules and Regulations (Yellow Book) on www.lakewaynoka.com for review and comment by property owners for a review period from January 7, 2017 through February 2, 2017. This has been done and comments may be sent to the email address indicated. Receipt of the comments will be acknowledged. The comments will then be reviewed by the Committee on February 3rd and presented to the Board during its workshop meeting on February 6th.
- Several property owners shared that it is difficult to compare the revised version to the original version without having a ‘marked’ version available. The ‘marked’ version shows the additions, omissions, etc. Buskey answered this concern by stating that he would also post the ‘marked’ version of the Revised General Rules and Regulations on the Lake Waynoka website. It was also agreed that hard copies (in black ink only) of the Revised General Rules and Regulations would be made available at the Office for property owners who do not access the website.

Campground (Walt Robinson): Robinson reported that activities are already being planned for this season.

EMS/Fire (Walt Robinson): Robinson shared that members of the Russellville Fire Department were present at the meeting and that they had parked the new fully-equipped brush truck in the parking lot. Robinson invited everyone to a dinner being held at Station 45 in Russellville on February 25th. Fund-raisers like this dinner are needed to raise monies to pay for new equipment that is being required by the State of Ohio to provide EMS/Fire service. The Department is also working to obtain grant monies, but most grants require matching funds. The Department has new members who are now taking courses for their certification.

Civic Club (Joe Farrell): Farrell reminded everyone that Lake Waynoka clothing can be purchased by calling Ginny Tatman at 446-9575. The Annual Yard Sale will be Saturday, May 20th. The 2017 calendars are still available at the Office (3 for \$10 or \$4 each).

Water Sports Club (Charlie Beard): Ten Club members made the annual trip to the VA Home to share Christmas gifts with five veterans and to enjoy a sing along, led by Scott Steele, with about thirty vets. Between fifty and sixty people attended the Christmas Eve gathering at the Lodge. Plans for the many events, which the members will sponsor in 2017, will be finalized during the monthly meeting which immediately follows the WPOA meeting today.

Chapel (Rev. Talley): Rev. Talley highlighted the many activities the Chapel congregation will sponsor over the next few months. He thanked everyone who came to the Fish Fry Fellowship last Saturday night. Rev. Talley also reminded everyone that Bingo will be held in the Lodge every 2nd and 4th Saturday night of each month through November. The monies raised go into the Chapel’s Building Fund. A Women’s Ministry will be held the last Friday evening of each month at 6 pm at the Chapel. They will share Bible study, support and other activities.

Shawnee Squaws (Betty Purdin): The ladies’ next meeting is February 8th in the Lodge where they will share a movie and snacks. The annual Spaghetti Dinner will be in March. *A motion to allow the Squaws Spaghetti Dinner on March 8th in the Rec Center gymnasium to be BYOB was made by Yannone and seconded by Buckley. A yea/nay voice vote was taken and the motion passed unanimously.* Donations of plastic eggs and Easter candy were requested for the annual Easter Egg Hunt that will be held on Saturday, April 1st.

Art Club (Joanne Edwards): The date the Club meets each month at 6:30 pm has changed to the Monday evening following each Saturday WPOA meeting to avoid conflict with any of the WPOA workshop meetings that are held the Monday preceding the Saturday WPOA meetings. The Club's Christmas Party had a 'great turnout'. The next "Uncorked on Canvas" event will be March 18th.

Lake Committee (Prescilla Redick): The Committee is not scheduled to meet again until the third Monday in March. Everyone is invited to join the Committee and help assist with the Fishing Tournaments.

Unfinished Business: The motion related to storage buildings in the Building Code has been tabled until February.

New Business:

- **Annual Meeting** - The Annual Meetings of the WRWSD and WPOA Boards will be Saturday, April 15th. The planning has begun.
- **Capital Improvement (Special Assessment) Budget Approval** – Prior to voting on Motion #271 to approve the 2017 special assessment budget, Mgr. Cahall noted that the specific projects and the monies allotted for each are not listed in the motion. The total amount of monies appropriated for roads, the Campground, the improvement assessment fund and the Lake are given. When projects 'go out for bid' it is wise not to share, with the contractors, how much money you plan to spend on each specific project. Cahall also noted that the total amounts may not be spent. Motion #271 was made by Meese and seconded by Yannone. A roll call vote was taken and the motion passed unanimously. *See Motions and Resolutions below for further details.*

Motions and Resolutions: **Motion #271** was made by Meese and seconded by Yannone to approve the 2017 special assessment budget of \$184,375.00 for Roads, \$65,000.00 for the Campground, \$104,500.00 for improvement assessments and \$70,000.00 for the Lake. A roll call vote was taken and the motion passed with seven yeas.

Membership Concerns:

- ***Doris Kitchen** (Lot #2844): Kitchen shared that the Boat Show has started. Kitchen suggested that a notice, stating that the General Rules and Regulations (Yellow Book) are on the website for review, also be included on the annual dues billings. Mgr. Cahall confirmed that this was possible and that it would be included. Kitchen has ideas on how to raise additional revenue for the WPOA.
- ***Tony Tatman** (Lot#2635): Tatman asked if the December financial report summary, which was not available to be read during the meeting, would be included in the minutes. It was agreed that it would. Tatman asked a question about the financial report which Mgr. Cahall answered.
- ***Valerie Bullock** (Lot #2304): Bullock clarified that only the Marina operator is allowed to rent boats. She inquired as to the status of the restaurant. Pres. Redick shared that this will be discussed in an executive session at the end of the meeting. Lastly, Bullock asked when the Board would respond to a letter, signed by several property owners, regarding the Holt dock incident. Pres. Redick shared that it is believed that the Board has already responded in regards to this situation on several occasions.
- ***Betty Purdin** (Lot #62): Purdin stated that she was 'very disturbed that the Board made a motion to violate the restricted covenant'.
- ***Dave Patton** (Lot#1741): Patton encouraged everyone to "Please share your email address on the dues bills." It is a good way to contact property owners to 'catch opinions' and to share information.
- ***Steve Rish** (Lot #2895): Rish noted that the motion made at a previous meeting regarding Lot #428 was not correct. The lot number of the property is 2839 and not 428 which is the street address number. Rish congratulated Buskey and his committee for their work and then he shared that he believes the work is being done backwards because the Yellow Book is supplemental to the Blue Book and can't be approved until the Blue Book is done. He asked if the election procedures manual, which is referred to in the foreword of the Yellow Book, would be included in the Yellow Book and shared that he would like to get a copy of the manual.

At 11:15 am a motion was made by Yannone and seconded by Koch to go into executive session to discuss the restaurant lease. The motion passed unanimously.

At 11:43 am the Board returned and Mgr. Cahall shared that Terry Huber, the present manager of the restaurant, had been notified that his lease would not automatically be renewed March 31st, 2017. Huber was told that he, as well as other individuals, would be given an opportunity to negotiate to operate the restaurant. The Board's intent is to have a restaurant in Lake Waynoka. Mgr. Cahall noted that it is hoped that this matter will be resolved by March 1st.

Adjournment: A motion to adjourn the meeting was made by Johnson and seconded by Meese. The motion passed unanimously and the meeting adjourned at 11:45 am.

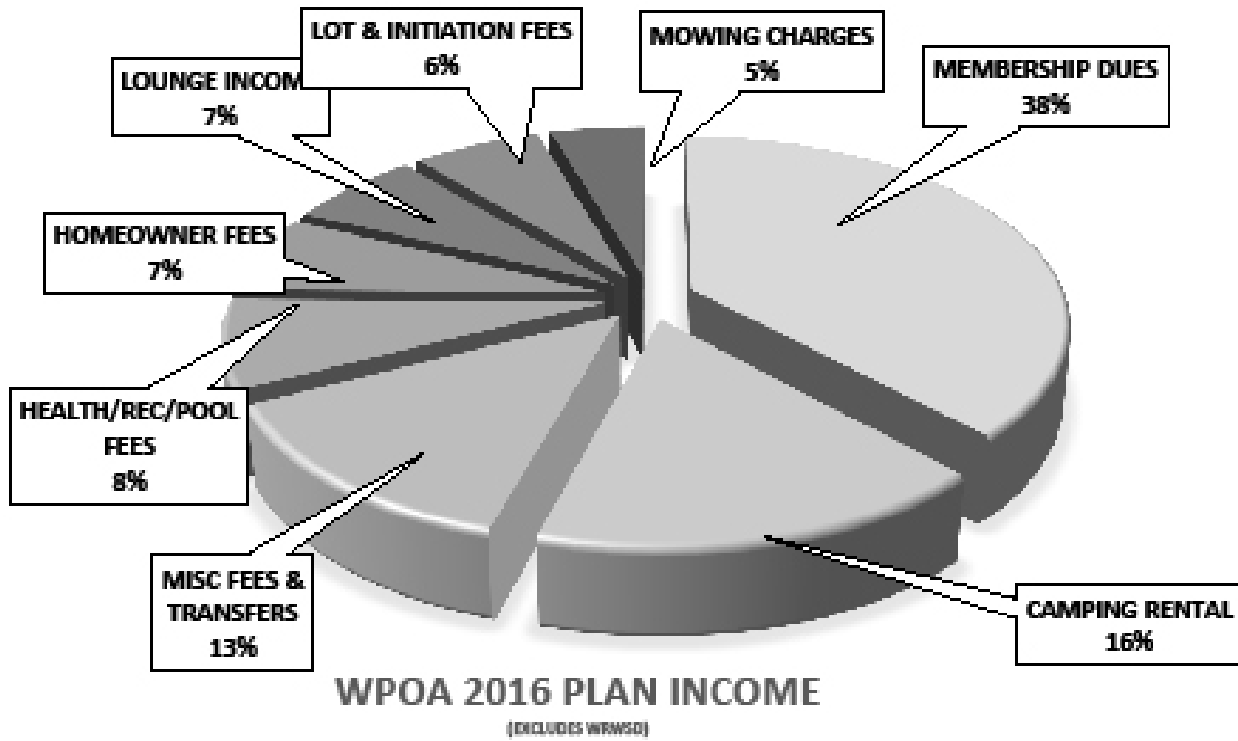
Respectfully submitted, Joanne A. Coker, WPOA Assistant Recording Secretary

**WAYNOKA PROPERTY OWNERS ASSOCIATION
CASH BALANCE REPORT
DECEMBER 2016**

OPERATING CASH ACCOUNTS:	2016		2015
PEOPLES BANK CHECKING	\$ 51,505	\$	20,921
CHARGE CARD ACCOUNT	\$ 13,555	\$	26,158
LOTTERY CHECKING	\$ 1,952	\$	2,133
OPER SAVINGS/FIRST STATE BANK	\$ 518	\$	382
OPER RESERVE/PEOPLES BANK	\$ 85,786	\$	87,885
TOTAL OPERATING CASH:	\$ 153,315	\$	137,479
 ALLOCATED ASSESSMENT CASH ACCOUNTS:			
ROADS	\$ 90,832	\$	48,533
LAKE, DAM and ACCESS	\$ 37,841	\$	41,692
CAPITAL IMPROVEMENT	\$ 15,869	\$	30,072
CAMPGROUND	\$ 11,511	\$	216,943
TOTAL ALLOCATED ASSESSMENT CASH:	\$ 156,053	\$	337,240
 INVESTED RESERVES:			
PEOPLES BANK CD	\$ 25,000	\$	-
PEOPLES BANK CDARS	\$ 271,270	\$	339,003
TOTAL INVESTED RESERVES:	\$ 296,270	\$	339,003
TOTAL ALL ACCOUNTS	\$ 605,638	\$	813,722

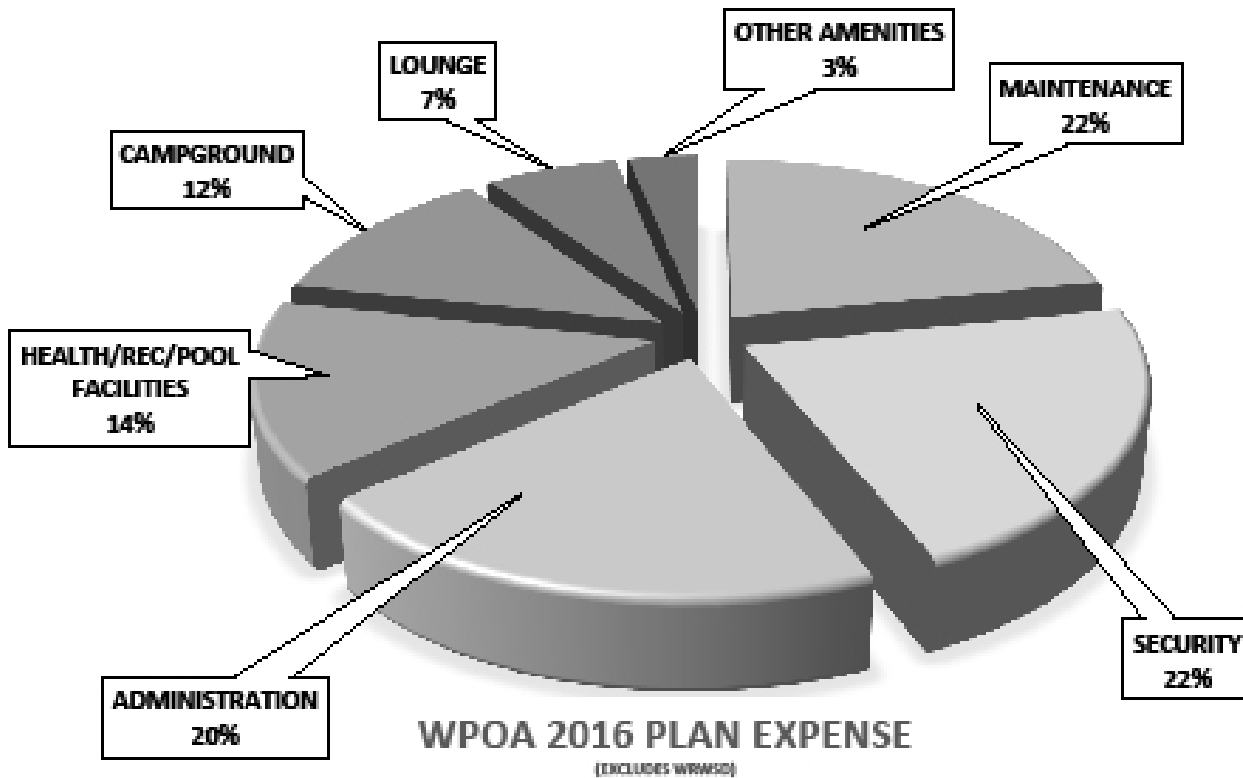
**WAYNOKA PROPERTY OWNERS ASSOCIATION
ALLOCATED OPERATING ASSESSMENTS
FINANCIAL REPORT
DECEMBER 2016**

	Dec 16		YTD
CAPITAL INCOME			
660-01 - ROAD CAPITAL	\$ 300	\$	163,457
660-02 - CAMPGRD CAPITAL	\$ -	\$	70,273
660-03 - LAKE CAPITAL	\$ 190	\$	100,581
660-04 - ROAD CAP/RUMPKE	\$ 800	\$	9,600
660-06 - CAP IMP - RFD STICER INCOME	\$ -	\$	54,230
660-07 - CAPITAL IMPROVEMENT	\$ 300	\$	161,960
Total INTEREST INCOME	\$ 21	\$	411
Total CAPITAL INCOME	\$ 1,611	\$	560,511
 CAPITAL EXPENSE			
Total CAPITAL CAMPGROUND	\$ 12,685	\$	321,474
Total CAPITAL LAKE	\$ 40,929	\$	98,535
Total CAPITAL IMPROVEMENTS	\$ 37,215	\$	229,151
Total CAPITAL ROADS	\$ 21,840	\$	122,666
Total CAPITAL EXPENSE	\$ 112,669	\$	771,826
 Net Operating Reserve Surplus / (Deficit)	 \$ (111,059)	 \$	 (211,314)



Misc Fees & Transfers:

CAPITAL LABOR TRANSFER, BOAT STICKER FEE, NEWSLETTER ADS, RENTER INCOME, REAL ESTATE TRANSFERS, DOCK RESERVATIONS, LATE FEE INCOME, BUILDING PERMIT, REC AREA-LODGE RENTAL, INTEREST INCOME, CAR STICKER FEE, NEWSLETTER MAILING FEE



Other Amenities:

RESTAURANT, CLUBHOUSE, LAKE, DAM, ACCESS, REAL ESTATE, BEACH, MARINA, ATHLETIC FACILITIES

**WAYNOKA PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
DECEMBER 2016**

	Dec 16	YTD	2016 Plan
INCOME			
CAMPING	\$ 2,677	\$ 256,634	\$ 261,891
DUES	\$ 2,458	\$ 817,087	\$ 822,750
HEALTH/REC FACILITIES	\$ 1,627	\$ 108,385	\$ 120,100
INTEREST INCOME	\$ [6]	\$ 1,730	\$ 0
LEASE INCOME	\$ 300	\$ 2,880	\$ -
LOUNGE INCOME	\$ 12,176	\$ 138,686	\$ 186,200
MISCELLANEOUS INCOME*	\$ 5,075	\$ 61,346	\$ 168,703
MOWING	\$ 725	\$ 76,432	\$ 75,250
REAL ESTATE	\$ 250	\$ 13,814	\$ 22,500
665-00 - WARRSO CONTRACT	\$ 26,201	\$ 265,012	\$ 326,130
Health Insurance Reimbursement			\$ 19,626
Total Income**	\$ 51,427	\$ 1,772,977	\$ 1,984,103
EXPENSE			
ACCOUNTING EXPENSES	\$ -	\$ 28,984	\$ 13,800
ACTIVITIES	\$ 73	\$ 1,343	\$ 4,250
ANNUAL MEMBER SUPPLIES	\$ 683	\$ 5,754	\$ 5,800
ANNUAL EVENTS	\$ 685	\$ 3,680	\$ 5,100
CLEANING	\$ 124	\$ 13,085	\$ 10,650
COLLECTIONS EXPENSE	\$ 642	\$ 3,889	\$ 2,800
COMPUTER	\$ 448	\$ 7,888	\$ 9,500
CONTRACTS & LEASES	\$ -	\$ 9,578	\$ 8,800
EQUIPMENT REPAIR	\$ 956	\$ 52,410	\$ 32,800
FUEL	\$ 966	\$ 28,470	\$ 35,800
LAKE STOCK/TREATMENT	\$ -	\$ -	\$ 2,300
LEGAL	\$ 1,651	\$ 15,979	\$ 3,250
LIABILITY INSURANCE	\$ -	\$ 36,359	\$ 37,800
LOUNGE EXPENSES	\$ 5,430	\$ 61,854	\$ 45,800
MAINT LAND & BLDG.	\$ 4,308	\$ 17,089	\$ 15,750
MISCELLANEOUS	\$ 2,228	\$ 25,818	\$ 25,800
MISCELLANEOUS ADMINISTRATION	\$ 348	\$ 26,386	\$ 21,500
PAYROLL & FEDERAL TAXES	\$ 11,383	\$ 125,987	\$ 126,313
REAL ESTATE PURCHASES	\$ 2,281	\$ 12,982	\$ 10,800
REAL ESTATE TAXES	\$ -	\$ 35,322	\$ 34,250
ROAD WORK	\$ 406	\$ 2,053	\$ 1,500
TELEPHONE & INTERNET	\$ 1,485	\$ 17,950	\$ 17,950
TRAVEL	\$ 387	\$ 7,342	\$ 7,800
UTILITIES	\$ 7,263	\$ 175,778	\$ 181,762
4800 - Reconciliation Discrepancies	\$ -	\$ 3,254	\$ -
6560 - PAYROLL EXPENSE	\$ 85,316	\$ 1,823,282	\$ 1,040,500
640-00 - TRASH PICK-UP	\$ 115	\$ 5,655	\$ 5,320
648-00 - MISC TOOLS/MAINT	\$ -	\$ 1,085	\$ 1,800
645-00 - UNBUDGET ITEMS	\$ -	\$ 37,215	\$ -
642-00 - LICENSES/PERMITS	\$ 16	\$ 7,126	\$ 7,203
650-00 - CHEMICALS	\$ 304	\$ 5,453	\$ 7,500
652-00 - OFFICE SUPPLIES	\$ 92	\$ 6,957	\$ 6,800
654-00 - NEWS LETTER	\$ 428	\$ 5,830	\$ 5,800
655-00 - POSTAGE	\$ [72]	\$ 9,849	\$ 8,800
670-00 - HEALTH INSURANCE COVERAGE	\$ 5,343	\$ 64,617	\$ 281,960
998-00 - CAPITAL TRANSFERS	\$ [181,025]	\$ [138,025]	\$ -
Total Expense	\$ 26,087	\$ 1,768,080	\$ 1,648,256
Net Operating Reserve Surplus/ (Deficit)	\$ 25,340	\$ 12,897	\$ 33,847

*Includes Employee Health Insurance Premium Reimbursement and Capital Transfer Plan



FEBRUARY

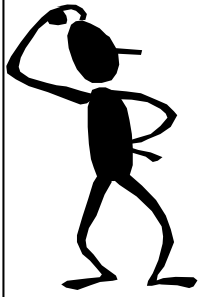


Sunday	Monday	Tuesday	Wednesday
<p>Welcome to</p> <h2>Heart Health Month</h2> 			<p>1</p> <p>9a-10a~ Cardio Fit 10a-11a~ Water Aerobics 7p-9p~ Pickleball 7p~ Euchre (L) 7p~ Chapel Service</p>
<p>5</p> <p>8a-9p~ Open Gym (except- 1p-6p~ Men's BB League) 9-10a~ Adult Sunday School 10a~ Chapel Service 5p~ Super Bowl Party (Lg) 5-6p~ Bible Study (Ch)</p>	<p>6</p> <p>9a-10a~ Circuit Training 10a-11a~ Water Aerobics 10a-12p~ Art Class (L)</p>	<p>7</p> <p>9a-10a~ Chair Fit 9a-11a~ Pickleball 1-3p-3p~ Dandyliners (L) 6p~ Lake Advisory Mtg. (L)</p>	<p>8</p> <p>9a-10a~ Cardio Fit 10a-11a~ Water Aerobics 10a~ Shawnee Squaws (L) 7p-9p~ Pickleball 7p~ Euchre (L) 7p~ Chapel Service</p>
<p>12</p> <p>8a-9p~ Open Gym (except- 1p-6p~ Men's BB League) 9:30a~ Adult Sunday School 10a~ Chapel Service 12p~ Family Luncheon (Ch) 5:30p~ Bible Study (Ch)</p>	<p>13</p> <p>9a-10a~ Circuit Training 10a-11a~ Water Aerobics 10a-12p~ Art Class (L) 6:30p~ Art Club (L)</p>	<p>14</p> <p>9a-10a~ Chair Fit 9a-11a~ Pickleball 1:30p-3p~ Dandyliners (L) 6p-7p~ The Pound (RC)</p> <p style="text-align: center;">VALENTINE'S DAY</p>	<p>15</p> <p>9a-10a~ Cardio Fit 10a-11a~ Water Aerobics 7p-9p~ Pickleball 7p~ Euchre 7p~ Chapel Service</p>
<p>19</p> <p>8a-9p~ Open Gym (except- 1p-6p~ Men's BB League) 9-10a~ Adult Sunday School 10a~ Chapel Service 5-6p~ Bible Study (Ch)</p>	<p>20</p> <p>9a-10a~ Circuit Training 10a-11a~ Water Aerobics 10a-12p~ Art Class (L)</p> <p style="text-align: center;">PRESIDENT'S DAY</p>	<p>21</p> <p>9a-10a~ Chair Fit 9a-11a~ Pickleball 1-3p-3p~ Dandyliners (L) 6p-7p~ The Pound (RC)</p>	<p>22</p> <p>9a-10a~ Cardio Fit 10a-11a~ Water Aerobics 7p-9p~ Pickleball 7p~ Euchre 7p~ Chapel Service</p>
<p>26</p> <p>8a-9p~ Open Gym (except- 1p-6p~ Men's BB League) 9:30a~ Adult Sunday School 10a~ Chapel Service 5:30p~ Bible Study (Ch)</p>	<p>27</p> <p>9a-10a~ Circuit Training 10a-11a~ Water Aerobics 10a-12p~ Art Class (L) 7p~ WRWSD Mtg. (L)</p>	<p>28</p> <p>9a-10a~ Chair Fit 9a-11a~ Pickleball 1:30p-3p~ Dandyliners (L) 6p-7p~ The Pound (RC)</p>	<p style="text-align: center;">KEY</p> <p>(C)~ Campground (Ch)~ Chapel (L)~ Lodge (Lg)~ Lounge (M)~ Marina (RC)~ Rec. Center</p>

2017

Thursday	Friday	Saturday
<p>2</p> <p>9a-10a~ Chair Fit 9a-11a~ Pickleball 9:15a~ Adult Tap (L) 10a~ Needlework Group (L) 4p-8p~ Open Pool Table (Lg) 6p-7p~ Fit Body (RC) 8p-12a~ Pool Tournament (Lg)</p>	<p>3</p> <p>9a-10a~ Boot Camp (RC) 10a-11a~ Water Aerobics 1p-3p~ Ping Pong 3p~ Chair Volleyball 7p~ Euchre (L) 8:30p- 12:30a~ Frog Dawgs Band (Lg)</p>	<p>4</p> <p>8a-9p~ Open Gym 9a-11a~ Pickleball 8:30p- 12:30a~ Frog Dawgs Band (Lg)</p>
<p>9</p> <p>9a-10a~ Chair Fit 9a-11a~ Pickleball 9:15a~ Adult Tap (L) 10a~ Needlework Group (L) 4p-8p~ Open Pool Table (Lg) 6p-7p~ Fit Body (RC) 8p-12a~ Pool Tournament (Lg)</p>	<p>10</p> <p>9a-10a~ Boot Camp (RC) 10a-11a~ Water Aerobics 1p-3p~ Ping Pong 3p~ Chair Volleyball 7p~ Euchre (L) 9p-12:30a~ Honey Hush (Lg)</p>	<p>11</p> <p>8a-9p~ Open Gym 9a-11a~ Pickleball 9:30a~ WRWSD BOARD MTG. (L) 10a~ WPOA BOARD MTG. (L) 11:30a~ Watersports Club Mtg. (L) 7p~ Bingo (doors open 5:30) (L) 8p-12a~ Valentine's Party (Lg)</p>
<p>16</p> <p>9a-10a~ Chair Fit 9a-11a~ Pickleball 9:15a~ Adult Tap (L) 10a~ Needlework Group (L) 4p-8p~ Open Pool Table (Lg) 6p-7p~ Fit Body (RC) 8p-12a~ Pool Tournament (Lg)</p>	<p>17</p> <p>9a-10a~ Boot Camp (RC) 10a-11a~ Water Aerobics 1p-3p~ Ping Pong 3p~ Chair Volleyball 7p~ Euchre (L)</p>	<p>18</p> <p>8a-9p~ Open Gym 9a-11a~ Pickleball</p>
<p>23</p> <p>9a-10a~ Chair Fit 9a-11a~ Pickleball 9:15a~ Adult Tap (L) 10a~ Needlework Group (L) 4p-8p~ Open Pool Table (Lg) 6p-7p~ Fit Body (RC) 8p-12a~ Pool Tournament (Lg)</p>	<p>24</p> <p>9a-10a~ Boot Camp (RC) 10a-11a~ Water Aerobics 1p-3p~ Ping Pong 3p~ Chair Volleyball 6p~ Women's Ministry (Ch) 7p~ Euchre (L)</p>	<p>25</p> <p>8a-9p~ Open Gym 9a-11a~ Pickleball 9a~ Long Range Planning Mtg. (L) 7p~ Bingo (doors open 5:30) (L) 8p-12a~ Right Turn Clyde Band (Lg)</p>





**Let your pots and pans soak
for a while in warm water
instead of allowing the water
to run on them continually
while you scrape them clean!**

This tip is courtesy of the WRWSD.

Waynoka Regional Water and Sewer District

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937-446-3232 * 937-446-3330

WRWSD Board of Trustees Meeting – Mon., December 12, 2016

President Jim Bridges called the meeting to order at 7:00 p.m.

Roll Call: Present: Beard, Beresford, Bridges, Buskey, LaPlante, Purdin, Redick, Mgr. Cahall and Plant Supt. Culver.

Absent: none

Minutes: A motion was made by Purdin and seconded by Beard to approve the minutes of the December 10th Saturday meeting as distributed via email. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Jim Bridges): no report

New Business: Redick, as WPOA President, asked if the Trustees had any objections to closing the Administration Office on Saturday mornings from mid-November through mid-February. Usually the only business that is transacted on Saturday mornings during this time period is the payment of WRWSD bills. These payments can be dropped in the Night Deposit at the drive through window. The Trustees agreed to the request.

Old Business: none

Report from the Manager (Paul Cahall) **and Plant Supt.** (George Culver):

- The valves from the lagoon and to the main lake remain open to drain the effluent from the lagoon.
- A couple of WRWSD's employees are interested in taking training to be certified and licensed to operate water and sewage plants. It was agreed that guidelines need to be written as to how to assist employees in obtaining these qualifications.
- Several options related to additional benefits for employees were discussed. The Trustees directed Cahall to continue gathering information for their review during a future meeting.

Treasurer's Report (John Buskey):

Buskey presented three motions to the Trustees for discussion and votes: Motion #2016-08 transfers the December 31, 2015 end of year water and sewer operation account surpluses to the water and sewer reserve accounts; Motion #2016-09 adopts the WPOA/WRWSD Monthly Services Contract for FY 2017; and Motion #2016-10 amends the 2017 preliminary WRWSD budget. It was noted that the Monthly Services Contract will be reconciled on a quarterly basis. *See Motions and Resolutions below for further details.*

Motions and Resolutions:

- **Motion #2016-08** was made by Buskey and seconded by Beresford to transfer the December 31, 2015 end of year surplus of \$64,003.00 in the Sewer Operating Account to the Sewer Reserves Account, and the December 31, 2015 end of year surplus of \$56,485.00 in the Water Operating Account to the Water Reserves Account. A roll call vote was taken and the motion passed unanimously.
- **Motion #2016-09** was made by Buskey and seconded by Purdin to adopt the WPOA/WRWSD Monthly Services Contract for FY 2017 dated December 10, 2016, in the amount of \$310,108.60, payable in monthly installments. A roll call vote was taken and the motion passed unanimously. *A copy of this motion with the contract attached is available for review at the Office. jac*
- **Motion #2016-10** was made by Buskey and seconded by Beard to amend the 2017 preliminary WRWSD budget (adopted by Motion # 2016 - 05 on July 9, 2016) with total income budgeted at \$902,183.00, total expense budgeted at \$806,408.00, and a net income of \$95,775.00 per attached revised budget dated December 10, 2016. A roll call vote was taken and the motion passed unanimously. *A copy of this motion with the budget attached is available for review at the Office. jac*

Adjournment: At 7:20 pm a motion to adjourn the meeting was made by Purdin and seconded by Beresford. All were in favor and the meeting was adjourned.

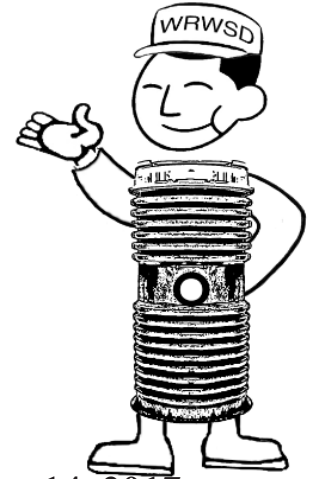
Respectfully submitted, Joanne A. Coker, Assistant Recording Secretary

Yuck! It's gooey and gummy, rough and corroded!

Your grinder pump has moving parts which can be damaged if you put **oils or grease or strong chemicals (like drain cleaners)**, down the kitchen disposal or any drain on your property.

If these items are introduced into the WRWSD sewer system they could result in the premature failure of your grinder pump and the need for a replacement or repairs. \$\$

This tin is courtesy of the WRWSD



WRWSD Board of Trustees Meeting – Sat., January 14, 2017

President Jim Bridges called the meeting to order at 9:30 a.m.

Roll Call: Present: Beard, Beresford, Bridges, Buskey, LaPlante, Purdin, Redick & Mgr. Cahall. Absent: none

Minutes: A motion was made by Purdin and seconded by Beresford to approve the minutes of the December 12th workshop meeting as read. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Jim Bridges): none

Treasurer's Report (John Buskey):

- The December 31st, 2016 financial report includes all of the WRWSD's expenses and income for the twelve months of 2016. All of the District's income goals were met. Expenses were down slightly.
- A semi-annual bond payment of \$55,863.00 was made in December.
- The District ended 2016 with more reserves than in 2015 because all of the monies allocated for anticipated improvements and maintenance at the water and sewer plants were not expended.
- Buskey shared that the WRWSD finances are "in good shape" and that the District is "ready to start a new year".

Manager's Report (Paul Cahall):

- Mgr. Cahall reported that the lagoon valve is now closed since the draining of lagoon is completed. The main lake valve remains open. This action is taken by the WPOA rather than the WRWSD. The valve is open to possibly prevent ice damage issues which could occur if the level of the water is too high.
- Trustee Beard asked about the status of training sessions for the employees. Cahall noted that materials are being gathered and that the WRWSD Plant Supt., George Culver, will be teaching classes to employees from several of the water districts in Brown County. Pres. Bridges commented, "We are blessed to have George working for us. He is 'full of knowledge' and a real asset."

Old Business: none

New Business: Treasurer Buskey then presented three motions as required by the State of Ohio. All of the figures in these motions are available for review in the December 31st, 2016, financial report as well as in the actual motions. *See Motions and Resolutions below for further details.*

Motions and Resolutions:

- **Motion #2017-01** was made by Buskey and seconded by Beresford to certify the beginning balances for FY 2017 for a total of \$1,594,831.94. *A copy of this motion with the actual figure of each line item is available for review at the Office. jac.* A roll call vote was taken and the motion passed unanimously.
- **Motion #2017-02** was made by Buskey and seconded by Purdin to certify receipts for revenue for FY 2017 for a gross income of \$902,183.00. *A copy of this motion with the actual figure of each line item is available for review at the Office. jac* A roll call vote was taken and the motion passed unanimously.

- **Motion #2017-03** was made by Buskey and seconded by Beard to adopt appropriations for estimated expenditures for FY 2017 for a total expense of \$806,408.00. *A copy of this motion with the actual figure of each line item is available for review at the Office. jac* A roll call vote was taken and the motion passed unanimously.

Board Member Concerns: none

Membership Concerns: none

Adjournment: The motion to adjourn was then made by Purdin and seconded by Beresford. All were in favor and the meeting was adjourned at 9:43 a.m.

Respectfully submitted,
Joanne A. Coker, WRWSD Assistant Recording Secretary

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then you have been added to the list.**



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The grill closes down 1/2 hour before closing time. All orders need to be in by then.



Sardinia Library Hosts Trivia Night



Don't be bored at home! Sardinia Library is hosting Trivia Night at the Sardinia Perk, located at 107 Winchester Street, on Friday, February 10, 2017 at 6:00pm. Join us for an evening of fun, facts and friendly competition. Bring your friends and family to form a group or team up on-the-spot with other trivia buffs. We recommend no more than six people per table. Prizes are provided by The Friends of the Sardinia Library. Sardinia Perk's kitchen and coffee bar will be open for refreshment purchases.



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Happy Hours - Mon., Tues., Wed. 6:00 to 9:00 pm.

Thursdays - Open Pool 4:00 to 8:00 pm. Pool Tournament 8:00 pm to Midnight

February Entertainment

Feb. 3rd Frog Dawgs, 8:30 pm to 12:30 pm, \$5 cover charge

Feb. 4th Frog Dawgs, 8:30 pm to 12:30 pm, \$5 cover charge

Feb. 5th SUPER BOWL PARTY, 5:00 pm, Pot Luck, Drink Specials



Feb. 10th Honey Hush, 9:00 pm to 12:30 pm, \$3 cover charge

Feb. 11th Valentine's Party, 8:00 pm to Midnight, \$5 cover charge
 More details to come!!!!



Feb. 25th Right Turn Clyde, 8:00 pm to Midnight, \$5.00 cover charge

Call for more info!

ATM AVAILABLE

Monthly Activity Report for Ranger/Security

Month of December

Calls for Service	Arrests	Offense Reports	Traffic Citations	WPOA Citations	Written Warnings	Squad Runs	EMS	Traffic Crashes
10	1	11	1	0	0	4	0	1

Crime Trend Narrative

During the month of December, (1) misdemeanor arrest was made. No criminal trends or patterns were identified.

For those interested in the VHC program please contact security or the administrative office.

The Shop with A Cop Program was a tremendous success, many thanks to those who donated to the cause, we are looking forward to next year's event!

DeClaire Insurance & Real Estate

Dan * Dennis



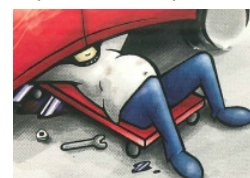
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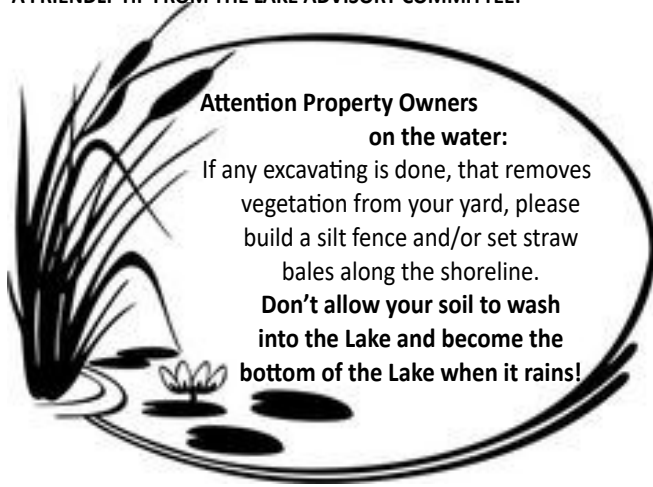
Steve Vogel

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A FRIENDLY TIP FROM THE LAKE ADVISORY COMMITTEE:



Attention Property Owners on the water:

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Jerzees Johnny Collar	\$18
Hats & Visors	\$12

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Additional items are available upon request. Sample items can be seen in the display case at the Lodge.

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Waynoka News
EDITOR
Leslie Piatt



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Monday – Friday
8:00 a.m. – 4:00 p.m.
Saturday 8:00 am - NOON (beginning 2/11/17)



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Restaurant	937-446-3774
Marina	937-446-4429
Campground (closed for the season)	937-446-2887

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