



WAYNOKA PROPERTY OWNERS ASSOCIATION

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

AGENDA JANUARY 8, 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

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

CAMPGROUND
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 BeardPresident
Jenny Ellis..... Vice President
Ken Crank.....Secretary
Vern Taylor.....Treasurer
Pat Raleigh.....Member at Large
Betty Purdin
Todd Holt
John Barton
Sean Moore

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

12/31/2021

GENERAL OPERATING FUNDS:	12/31/2021	12/31/2020
OPERATING CHECKING/PEOPLES	\$74,187.00	\$108,181.23
CHARGE CARD ACCOUNT	\$30,192.05	\$14,790.17
OPER SAVINGS/FIRST STATE BANK	\$52,038.59	\$535,070.64
RESERVE OPERATING/FIRST STATE BANK	\$498,851.04	\$214,351.04
LOTTERY CHECKING	\$3,000.00	\$3,619.79
TOTAL OPERATING FUNDS:	\$658,268.68	\$876,012.87

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$311,683.69	\$193,420.73
\$70.00 LAKE ASSESSMENT	\$47,389.68	\$31,368.21
\$110.00 IMPROVEMENT ASSESSMENT	\$239,796.21	\$131,448.77
CAMPGROUND IMPROVEMENT	\$77,238.47	\$49,251.99
TOTAL	\$676,108.05	\$405,489.70

WPOA INVESTMENTS:

* 1ST STATE CDARS #1024534762	\$173,474.63	\$144,990.52
1ST STATE CDARS #1024986639	\$134,231.22	\$132,720.95
1ST STATE CDARS #10213359878	\$153,976.13	\$153,976.13
1ST STATE CDARS #700700590	\$52,473.57	\$52,304.64
PEOPLES BANK/CDARS	\$0.00	\$0.00
TOTAL INVESTMENTS:	\$514,155.55	\$483,992.24
TOTAL ALL ACCOUNTS:	\$1,848,532.28	\$1,765,494.81

	2021	2021 PLAN EXPECTED
2021 INCOME END OF DECEMBER		
\$2,304,000.00	99%	100%
2021 EXPENSE END OF DECEMBER		
\$2,287,000.00	100%	100%

Managers' Report

We ended our fiscal year and had \$21,074 left above budget finishing within 0.9% of the overall budget. My thanks go out to my entire staff and especially the managers who watch their budgets very closely.

At the time of this update, we are seeing some of the highest COVID yet and the staff has not been spared. We are normally at pretty much a skeleton crew this time of year and to have several people out sick at the same time becomes challenging. I ask for your understanding if due to staffing availability limited services may be available at times. We will do our best to maintain services at expected levels.

The lowering of the lake continues and the valve should remain open until mid-February. We are hoping to bring the lake down about 7 feet so we can replace docks at Hiawatha, the beach, and marina. Remember Mother nature has more to do with how far the lake goes down than we do. ODNR limits how fast we can let the water out and at this point we have been losing to mother nature.

Bryer Cable has been sold to Spectrum Cable. For the next few months, it will still be run by Bryer but if you are a customer of them, you will be getting a notification in the future from Spectrum informing you of the changes coming to your service.

ODNR has approved the repairs on the dam and bid packages have been sent out. We hope to start the repairs this spring. We are told that the lake does not have to be drawn down any for these repairs to take place. There may be periods of time where the dam road will be closed but we will try and make sure signs go up beforehand so everybody knows when it will be closed.

Zoning Committee Report

As of 12/31/2021

The Zoning/Building Committee would like to recognize and thank long time member, John Sharp, who will be stepping down in January 2022. John and family will be moving out of town. We wish them the best in their future endeavors.

If anyone is familiar with reading plans and has an interest in possibly participating on the committee, please let me know (502-727-4820).

Below is a breakdown of the permits for December.

	2021 Building/Zoning Permit Status	
	<i>Dec</i>	<i>YTD</i>
Residence	0	37
Dock/boat lift	13	53
Additions	1	12
Repair/Replace	5	24
Pool	0	2
Deck	1	16
Garage	0	8
Storage	1	17
Boat Cover	1	1
Carport	0	0
Fence	0	17
Misc	0	19
TOTALS	22	206

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

Respectfully submitted,

Pete Levermore

Zoning Committee chair

January Lake Waynoka Art Club Report

From: Joanne Edwards, President (513) 582-8489 Prepared January 5, 2022

Sandy Beard, Vice President, Vicki Nimmo, Treasurer, Julie Wagner, Secretary, Judy Levermore, Member at Large

The Art Club's monthly meeting is the First Monday of every month from 10:00 a.m.–12:00 p.m., September – May. Please contact Joanne before guest attending. We will be having a half hour meeting then a different Art Activity from 10:30 to 12:00. Our next meeting will be February 7th. We will be learning some of the shortcuts on creating art. Check on FB for full details and what we will be doing in March.

March 19th we will be having our next Uncorked on Canvas. Tickets will go on sale beginning February 12th at the meeting. See or call Joanne Edwards for your tickets.

Natural Playground equipment has arrived and has been installed! Thank you once again for all those volunteers who helped install!! Check out what's new at Little Turtle's Destination Park! We are planning new festivities for the Spring and early Summer! Check FB for upcoming events!