



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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AGENDA
July 10, 2021

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
- Stephen Vonwahide
- John Barton

Treasurer Report Month Ending June 2021

Operating Funds

June total operating income was \$133,000.00.

June total operating expenses were \$187,000.00 with no unexpected expenses.

Operating fund balance at the end of June was \$1,267,630.27

Operating income for the year at the end of June was \$1,666,000.00. That is 72% of the plan for 2021. Expected income at the end of June was 73% so we are 1% under budget.

Operating expense for the year at the end of June was \$1,071,000.00. That is 47% of the plan for 2021. Expected expense at the end of June was 50% so we are 3% under budget.

Allocated Assessment Funds

Income for allocated operating assessments in June were \$14,000.00

Assessment account expenditures in June totaled \$9,000.00 Culvert and road repair.

Balance of all allocated assessment accounts at the end of June were \$944,271.28

Invested Funds

Invested Reserves at the end of June totaled \$514,027.77

Total cash on hand at the end of June was \$2,725,929.32

Managers' Report

I have been asked several times if we will be allowing guest at the pool and recreation center this summer. All restrictions have been lifted so we are at normal operations. Please remember you must be with your visitors at the time they enter the pool area or they will be turned away.

If you have recreation center passes (the black or red ones) with a date of 2020 on them we will accept those to the end of 2021. We are selling the new ones for this year at the admin office if you need one.

We have seen some significant outbreaks of algae on the lake lately. Aqua Doc has done 4 treatments to this point. They came on Wednesday before the 4th of July and at the beginning of the big weekend there was very little algae on the lake. By Tuesday after the 4th, it had come back and was heavier than ever. They have come back and retreated on Friday the 9th of July. Please understand the treatments are only effective on weeds and algae that is there at the time of treatment and it doesn't prevent new outbreaks. There are no products out there that will prevent the regrowth of Algae.

The board has decided to have the M.A.D. Scientist that did in depth look at the health of the lake back in 2011 to come back out and take a look at what is going on and recommend actions to be taken to get the algae under control while preserving the health of the lake in general.

Road paving will begin sometime in August along with dredging operations. Dredging will start in the cove we were in last year to finish up. The dredging equipment will then be moved to just west of Hiawatha and start work west towards Atoka cove.

We will be putting in the new basketball court at the campground while the paving crew is here doing road paving and repair.

Kroger hometown pickup is considering extending the days and hours available for pickup due to the popularity of the service here.

We like most other businesses are experiencing problems in filling our vacant positions. Especially hard hit by this is our maintenance department. We continue to search and hire people for these jobs but it has been particularly difficult this year.

The engineers have submitter the drawings to ODNR for the proposed repairs to the spillway at the dam. ODNR has 45 days to respond. Once approved we will enter the bidding process for those repairs.

The members only section on the web site is up and running. You are able to log in and view your WRWSD account but the online bill pay part is not active yet due to some communication issues with the multitude of outside systems that have to work together.



June 2021 Police/Security Report

Calls For Service	Traffic Stops	Traffic Citations	WPOA Citations	Criminal Charges
46	7	4	0	8

Arrests	EMS Calls	Fire Calls	Grinder Pumps	Animal Complaints
2	5	1	33	6

Vehicles

Vehicle	Miles Driven/ Fuel	Maintenance
<i>1191</i>	<i>177 miles / 11.3 gallons</i>	<i>No</i>
<i>1591</i>	<i>248 miles / 16.8 gallons</i>	<i>No</i>
<i>1592</i>	<i>277 miles / 18.5 gallons</i>	<i>No</i>
<i>2091</i>	<i>899 miles/ 70.7 gallons</i>	<i>No</i>

Other Police/ Security News

During the Month of June, officers took 4 reports, issued 4 traffic citations, arrested a male individual during a suspicious person call who fled the scene and arrested another male subject for a Kentucky issued warrant, who fought with the responding officer. Both individuals have been charged with multiple misdemeanors and felony charges and were transported and incarcerated in the Brown County Jail.

70 hours of Boat patrol was conducted during the month of June, 8 warnings were given for expired decals, 3 complaints for loud music, towed 2 boats to the marina and removed debris from the lake. 2 fish baskets were checked for undersized bass.

In reference to abandoned boats, we contacted an owner of an abandoned boat and was able to receive the title to the boat and will be removing it with help from the Maintenance Dept.

July 7, 2021

Report of the Rules and Regulations Committee
to the
Lake Waynoka Property Owners Association Trustees

The Rules and Regulations Committee met on Friday, June 25, 2021 at 2:30 p.m. in the Lodge Conference Room. Those in attendance included: Jeff Albrin.ck (New Member), John Buskey, Jenny Ellis (WPOA Board Liaison), Nan Wales, Tim Redick, and Greg Stover (Chair).

The responsibility of the Rules and Regulations Committee is to review and recommend needed changes in all the regulatory documents of Lake Waynoka (with the exception of the building and zoning code) in conversation with the WPOA Board. The Committee reviewed work previously in progress as well as several other question raised by community members.

The Committee prioritized three areas for its work and discussion with the WPOA Board in the coming months:

1. Review and Refinement (as necessary) of Proposed Changes to the Lake Waynoka Restrictive Covenants.
2. Review and Refinement (as necessary) of Proposed Changes to the Lake Waynoka Code of Conduct (Blue Book).
3. Continued work on Lake Waynoka "Beautification" Regulations and their enforcement.

The Rules and Regulations Committee will meet again on Friday, July 9, 2021 at 2:30 p.m. in the Lodge Conference Room.

Respectfully submitted,

Greg Stover
Chair

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