



WAYNOKA PROPERTY OWNERS ASSOCIATION

**1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
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**AGENDA
JUNE 12, 2021**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES REVIEW

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

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

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

5/31/2021

GENERAL OPERATING FUNDS:	5/31/2021	5/31/2020
OPERATING CHECKING/PEOPLES	\$112,451.42	\$115,196.83
CHARGE CARD ACCOUNT	\$213,232.56	\$172,587.25
OPER SAVINGS/FIRST STATE BANK	\$401,793.63	\$408,802.35
RESERVE OPERATING/FIRST STATE BANK	\$614,351.04	\$238,667.17
LOTTERY CHECKING	\$5,387.56	\$2,542.43
TOTAL OPERATING FUNDS:	\$1,347,216.21	\$937,796.03

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$478,756.22	\$327,506.24
\$70.00 LAKE ASSESSMENT	\$117,984.73	\$77,801.36
\$110.00 IMPROVEMENT ASSESSMENT	\$258,900.82	\$221,035.54
CAMPGROUND IMPROVEMENT	\$76,616.30	\$6,610.70
TOTAL	\$932,258.07	\$632,953.84

WPOA INVESTMENTS:

* 1ST STATE CDARS #1024534762	\$173,474.63	\$144,990.52
1ST STATE CDARS #1022700614	\$133,812.72	\$131,188.91
1ST STATE CDARS #10213359878	\$153,976.13	\$153,976.13
1ST STATE CDARS #700700590	\$52,473.57	\$50,251.02
PEOPLES BANK/CDARS	\$0.00	\$0.00
TOTAL INVESTMENTS:	\$513,737.05	\$480,406.58
TOTAL ALL ACCOUNTS:	\$2,793,211.33	\$2,051,156.45

2021 INCOME OF MAY	2021	2021 PLAN EXPECTED
\$1,532,000.00	66%	66%

2021 EXPENSE OF MAY	39%	39%
\$875,000.00		

Treasurer Report Month Ending May 2021

Operating Funds

May total operating income was \$162,000.00.

May total operating expenses were \$172,000.00 with no unexpected expenses.

Operating fund balance at the end of May was \$1,347,216.21

Operating income for the year at the end of May was \$1,532,000.00. That is 66% of the plan for 2021. Expected income at the end of May was 66% so we right on budget.

Operating expense for the year at the end of May was \$875,000.00. That is 39% of the plan for 2021. Expected expense at the end of May was 39% so we are right on budget.

Allocated Assessment Funds

Income for allocated operating assessments in May were \$52,000.00

Assessment account expenditures in May totaled \$17,000.00 Pool heater, Security building upgrades.

Balance of all allocated assessment accounts at the end of May were \$932,258.07

Invested Funds

Invested Reserves at the end of May totaled \$513,737.05

Total cash on hand at the end of May was \$2,793,211.33

Managers' Report

I have been asked several times if we will be allowing guest at the pool and recreation center this summer. We are hoping that the COVID restrictions from the state will be removed before we get the Memorial Day weekend and we will be able to go back normal operation. If they are not lifted, we will operate in the same manner as last year. These restrictions limit how many people can be at the pool and we don't want to have to tell a member they cannot go in because we have let guest in and are at capacity.

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 proceeding into this summer season with the expectation that all or most of the COVID restrictions will be lifted. If a planned event has to be cancelled due to the state's restrictions, we will let you know as soon as possible before the event.

Kroger has agreed to have a pick-up location here at the lake much like you see in some of the other towns. It is scheduled to start on Friday 21 May in the Recreation Center parking lot. Watch click list for the location to open up as an option. They will increase hours and days for pick-up based on usage.

We have seen some small outbreaks of algae on the lake already this spring. We have put in 150 carp in the lake over the last year and do have a contract with Aqua Doc to handle any major outbreaks. We will work to treat these small outbreaks ourselves as best we can. If they get beyond our control, we will bring in the contractor.

We want to and expect be able to open the Recreation Center to normal operation on Memorial Day weekend. This will depend on the state loosening up the restrictions we have been under for the last year. The indications we are getting is that reduced restrictions are coming soon and we are all hoping for a normal summer season.

The board of trustees and I continue to work on the policy on dock rentals and expect the announcement to come in the next couple of months. If you have any suggestions please let myself or any board member know your thoughts.



May 2021 Police/Security Report

Calls For Service	Traffic Stops	Traffic Citations	WPOA Citations	Criminal Charges
41	11	3	0	4

Arrests	EMS Calls	Fire Calls	Grinder Pumps	Animal Complaints
1	4	2	20	5

Vehicles

Vehicle	Miles Driven/ Fuel	Maintenance
<i>1191</i>	<i>289 miles / 15.7 gallons</i>	<i>No</i>
<i>1591</i>	<i>302 miles / 24.5 gallons</i>	<i>No</i>
<i>1592</i>	<i>182 miles / 14.3 gallons</i>	<i>No</i>
<i>2091</i>	<i>847 miles/ 64.8 gallons</i>	<i>No</i>

Other Police/ Security News

During the Month of May, officers took 7 reports, issued 3 traffic citations, took one theft report of building materials from a construction site, arrested a female individual for domestic violence, which due to a previous conviction became a felony case. A traffic stop yielded a marijuana possession case with marijuana wax being sent to the BCI Lab for further testing. Another traffic stop yielded a marijuana possession case along with a CCW/improper transportation of a firearm case.

Boat patrol has resumed as of 5/22, 10 warnings were given for expired decals, 1 complaint for loud music, towed 1 boat to the marina and removed debris from the lake. 3 fish baskets were checked for undersize fish and largemouth bass.

Zoning Committee Report

As of 5/31/2021

Below is a breakdown of the permits for May.

	2021 Building/Zoning Permit Status	
	<i>May</i>	<i>YTD</i>
Residence	5	15
Dock/boat lift	2	33
Additions	0	5
Repair/Replace	4	9
Pool	1	2
Deck	1	7
Garage	0	0
Storage	2	8
Boat Cover	0	0
Carport	0	0
Fence	3	10
Misc	4	8
TOTALS	22	97

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

Respectfully submitted,

Pete Levermore

Zoning Committee chair

June 8, 2021

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

With a new chair, transitioning from another committee, the Rules and Regulations Committee is in the process of re-organizing with some continuing members and several new ones. We intend to begin meeting in the next month, identifying areas of the rules and regulations which need review or further work, and beginning that work.

Respectfully submitted,

Greg Stover
Chair

Email: gstover51@gmail.com
Cell: 513-313-8486

Lake Waynoka Civic Club

The Community Wide Garage sale was conducted on Saturday, May 15 here at Lake Waynoka and it was a beautiful successful day. The Civic Club would like to say “Thank You” to the WPOA Trustees and the Lake Waynoka community members for continuing to allow this to be an open gate event. It is a benefit for our community members. We had 98 people signed up for garage sales. Next year’s Community Wide Garage sale will be on Saturday, May 21st, 2022.

We will start Lake Waynoka Civic Club Bingo, on Saturday, June 26th in the Lodge. Doors open at 6:30 pm and bingo will start sharply at 7 pm. We will get more details out as needed. We will also be having Bingo during The Waynoka Day Festival on Saturday, July 17th. Bingo will be held in the Lodge from 1 to 5 pm. We hope to see you at Lake Waynoka Bingo – come out and have fun.

If you have questions – e-mail our club at: civicclub@lakewaynoka.com
Respectfully Submitted

Michael LaPlante
President, Lake Waynoka Civic Club