



WAYNOKA PROPERTY OWNERS ASSOCIATION  
1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
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**AGENDA**  
September 11, 2021

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**MINUTES REVIEW**

**PRESIDENT COMMENTS:**  
Swearing In of Sean Moore

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

## **Treasurer Report Month Ending August 2021**

### **Operating Funds**

August total operating income was \$108,000.00.

August total operating expenses were \$194,000.00 with no unexpected expenses.

Operating fund balance at the end of August was \$1,121,659.85

Operating income for the year at the end of August was \$1,944,000.00. That is 84% of the plan for 2021. Expected income at the end of August was 83% so we are 1% over budget.

Operating expense for the year at the end of August was \$1,517,000.00. That is 67% of the plan for 2021. Expected expense at the end of August was 69% so we are 2% under budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in August were \$20,000.00

Assessment account expenditures in August totaled \$136,000.00 almost all paving

Balance of all allocated assessment accounts at the end of August were \$798,088.43

### **Invested Funds**

Invested Reserves at the end of August totaled \$514,043.19

Total cash on hand at the end of August was \$2,433,791.47

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

8/31/2021

GENERAL OPERATING FUNDS:	8/31/2021	8/31/2020
OPERATING CHECKING/PEOPLES	\$70,101.13	\$115,173.81
CHARGE CARD ACCOUNT	\$29,408.17	\$237,447.00
OPER SAVINGS/FIRST STATE BANK	\$401,915.17	\$408,926.01
RESERVE OPERATING/FIRST STATE BANK	\$614,351.04	\$238,667.17
LOTTERY CHECKING	\$5,884.34	\$2,950.06
<b>TOTAL OPERATING FUNDS:</b>	<b>\$1,121,659.85</b>	<b>\$1,003,164.05</b>

ASSESSMENTS

\$170.00 ROADS ASSESSMENT	\$363,217.83	\$215,664.19
\$70.00 LAKE ASSESSMENT	\$101,951.19	\$69,801.35
\$110.00 IMPROVEMENT ASSESSMENT	\$249,249.47	\$200,134.73
CAMPGROUND IMPROVEMENT	\$83,669.94	\$39,058.83
<b>TOTAL</b>	<b>\$798,088.43</b>	<b>\$524,659.10</b>

WPOA INVESTMENTS:

* 1ST STATE CDARS #1024534762	\$173,474.63	\$144,990.52
1ST STATE CDARS #1024986639	\$134,118.86	\$131,845.36
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
<b>TOTAL INVESTMENTS:</b>	<b>\$514,043.19</b>	<b>\$483,116.65</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$2,433,791.47</b>	<b>\$2,010,939.80</b>

2021 INCOME END OF JULY	2021	2021 PLAN EXPECTED
\$1,944,000.00	84%	83%

2021 EXPENSE END OF JULY	67%	69%
\$1,514,000.00		

## Managers' Report

We have continued with treatments for weeds and algae from Aqua Doc. They have been doing these treatments as often and to the extent that is safe to do. We expect to sign another contract with them for next year. We continue to work on a longer-term solution. These treatments can only kill what is there they do not prevent it from coming back and will not eliminate the issue completely. These treatments are done to keep the issue as under control as possible.

The M.A.D. Scientist that did in depth look at the health of the lake back in 2011 were back out on our lake on the 18<sup>th</sup> of August. We are expecting a preliminary report from them in mid-September and hopefully will be able to share their findings and recommendations at next month's meeting.

Road paving has been completed. They will be back to chip and seal the marina and beach parking lots in the next couple of weeks.

The dredging crews are back out there working. Please remember if you encounter one of the barge boats to give them plenty of room. The barges are very heavy and do not stop or change direction easily.

The engineers have submitted the drawings to ODNR for the proposed repairs to the spillway at the dam. ODNR has responded and asked for some changes to the plans. The engineers will make those changes and resubmit the plan.

We have signed a contract to have the new full court basketball court in the campground done in concrete. We were able to change to concrete for an additional \$2,000 and it will last much longer than asphalt.

The board has authorized a repair to the roof of the recreation center that will eliminate the condensation issues we have every winter. This repair will require the Rec Center to be closed for about a week in October to do the work. When we know the dates the Rec Center will be closed we will be posting them. The cost for this repair is about \$65,000.00

Online bill pay for water bills is active and can be used by logging into the members only section. This area will be expanding in the future so watch for updates.



## *August 2021 Police/Security Report*

Calls For Service	Traffic Stops	Traffic Citations	WPOA Citations	Criminal Charges
34	10	2	0	2

Arrests	EMS Calls	Fire Calls	Grinder Pumps	Animal Complaints
2	9	0	34	5

### *Vehicles*

Vehicle	Miles Driven/ Fuel	Maintenance
<i>1191</i>	<i>104 miles / 8.4 gallons</i>	<i>No</i>
<i>1591</i>	<i>314 miles / 19.4 gallons</i>	<i>No</i>
<i>1592</i>	<i>154 miles / 15.4 gallons</i>	<i>No</i>
<i>2091</i>	<i>619 miles/ 37.4 gallons</i>	<i>No</i>

### *Other Police/ Security News*

*During the Month of August, officers took 3 reports, issued 2 traffic citations, issued criminal summonses reference a marijuana and drug paraphernalia seizure from a traffic stop and started a felony investigation in reference to suspected methamphetamine found in a vehicle that was towed from the community.*

*The Lake Waynoka Police Department was invited to participate in the Brown County Major Crimes and Drug Task Force Annual Marijuana Eradication operation. This year, a flyover of the community was performed, approximately 200 plants were seized in Brown County, and 3 criminal cases were started by the task force.*

*Marine Patrol conducted 80 hours of patrol during the month of August, 2 warnings were given for expired decals, 3 complaints for loud music, towed 2 boats, issued 9 warnings for "no wake" violations, 2 warnings for not having a spotter, 4 warnings for "too fast after dark" responded to 8 calls for service. 3 fish baskets were checked.*

## **Long Range Planning Committee Monthly WPOA Report - September 2021**

1. The committee continues to monitor changes in the 5-Year plan. When WPOA board decides what community decisions may be made, those decisions will be input as an update to the 2021 update due in September. The committee, Treasurer and General Manager monitor these costs periodically.
2. The committee has completed the work group meeting for the feasibility of the LODGE. We held four sessions, reviewing the functionality, the technical and location aspects of the Lodge portion of the building.
3. The committee started and completed the feasibility of the LOUNGE. We held two sessions also reviewing the functionality, the technical and location aspects of the lounge. We have collected information from the focus groups and reviewed these community comments to determine the potential wants that the board might consider for the 5-year plan. The evaluation research precedes a decision to remodel or rebuild the various buildings included in the 5- and 30-year plans. This is a study, not a decision.
4. The committee completed the feasibility of the restaurant and kitchen portion of the lodge building in August.
5. The information and research discussed by the Work Group members have been open and revealing. The committee is ensuring that an open dialogue takes place during all meetings. We thank all the participants in the focus and work group meetings for the volunteer time they spent with the committee.
6. The information is being assembled in September and October of 2021. We are planning a presentation to the WPOA membership in November.

Respectfully submitted  
Terry Borgman, LRPC Chair  
John Barton, Cochair Trustee

## Zoning Committee Report

As of 8/31/2021

There was one variance requested in August as well, for dock boat slip dig outs. Below is a breakdown of the permits for August.

### 2021 Building/Zoning Permit Status

	<i>Aug</i>	<i>YTD</i>
Residence	2	24
Dock/boat lift	1	36
Additions	0	8
Repair/Replace	3	15
Pool	0	2
Deck	0	11
Garage	2	5
Storage	0	11
Boat Cover	0	0
Carport	0	0
Fence	2	15
Misc	2	17
<b>TOTALS</b>	<b>12</b>	<b>144</b>

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

Respectfully submitted,

Pete Levermore

Zoning Committee chair

September 11, 2010

Election Inspectors

Nominating Committee (Margi Borgman/Dave Patton/Nan McHugh):

In compliance with the Code of Regulations, Article IV, the Board will approve the following timeline for the 2021 Board elections at the September 11 meeting.

Candidate applications must be received at the Administration office by 4 pm, Monday, September 27.

Lists of eligible voters will be printed Monday, October 25 (All dues, water charges and fines must be paid by this date to be eligible to vote).

Ballots will be mailed to voters by Wednesday, October 27.

Returned ballots must be received at the Administration office by 4 pm, Monday, November 29.

Votes will be counted by Friday, December 3.

The candidate applications for WPOA and WRWSD Board of Trustees elections are available in the Administration Office and on the Lake Waynoka website. These positions are for the 2022-2024 term. Applications must be completed and returned to the Administration Office by the deadline of Monday, September 27, 2021, by 4 pm.

## September Lake Waynoka Art Club Report

From: Joanne Edwards, President (513) 582-8489 Prepared September 6, 2021

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 from 10:00 – 10:30 and then a different Art Activity from 10:30 to 12:00. Our next meeting will be October 4, 2021 and we will be having a new activity to create.

Also on October 6th, my daughter Jen Edwards will be teaching a stained glass class, creating a free hanging hummingbird. Please contact Joanne Edwards if interested.

Our next Uncorked on Canvas will be November 20<sup>th</sup>. Tickets will go on sale next month, at the WPOA meeting for \$30, limit of 30 people.

We are still working on Destination Park at Little Turtle. Watch for the Butterfly mural to be created on the back side of the outhouse and other new additions coming soon! We want to thank the Watersports Club for the newly installed Flag Pole at the park! Thank you to Scott and Judy Levermore for your help installing it!

The Bombshells of Cincinnati, a yarn bombing group currently doing a large installation in Washington Park, are also sponsoring a knit or crochet mitten or glove project for the homeless and looking for groups or individuals who would like to participate. They will supply the yarn, pattern, and needles to me to distribute if anyone is interested.