

WPOA Board of Trustees Saturday Meeting – 5/10/25

***Any updates from the Friday email are indicated in **italics** of the summary of each report.*

***The deadline for submission of information for the monthly newsletter and other media releases is the Tuesday following the WPOA meeting at 4pm. The Office staff appreciates the cooperation of all of the clubs to share the events and activities held at Lake Waynoka.*

President Eads called the meeting to order at 10:00am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Barton, Bisbee, Eads, Klein, Lane, Miller, Moore, Wagner, Mgr. Wilkin

Absent: Bynum was excused.

Minutes:

- Lane made a motion and Klein seconded to approve the 4/12/25 WPOA Monthly minutes as printed in the newsletter. A ye/nay vote was taken and the motion passed unanimously.
- Lane made a motion and Klein seconded to approve the 4/19/25 WPOA Annual Meeting minutes as distributed. A ye/nay vote was taken and the motion passed unanimously.

Membership Compliments and Concerns: *Prior to opening the meeting to membership compliments and concerns, President Eads read several excerpts from the Meeting Decorum policy. As the presiding officer, she is tasked to maintain order of the meeting. Respect and courtesy should be observed at all times. This time is for members to share their opinions and concerns to the Board. It is not for the pleasure of the speaker or for the entertainment of others. Personal attacks on members will not be tolerated. People will be warned and if the bad behavior continues, removal and/or fines may be issued.*

- Dave Wagner: vigorously opposed the three-minute time limit and challenged President Eads to show him where this is stated. He believes the Board does not show respect to members during their comments when they are cut off mid-sentence because their time is up.
- Mark Fishburn: Kids are congregating at Little Crow point. A grill and firepit have been set-up and garbage is being left behind. He is concerned about an ember catching one of the boats on fire and would like to see patrol of this area increased. He asked about people fishing off the docks and damaging boats. Mgr. Wilkin will follow-up with Mr. Fishburn's concerns. Members are allowed to fish off rented docks.
- Dave Adler: Spoke with former Eagle Twp. Trustee Mr. Yockey concerning the back road conditions. Mr. Yockey suggested getting a large group of people together to attend the township meeting and possibly include the lake manager and a few board members. President Eads said she has been in contact with an Eagle Twp. Trustee. Mgr. Wilkin is working with Brown County in hopes of a resolution.
- Doris Kitchen: Grasses on WPOA near Mr. Taylor's property need to be removed, survey needs done, wants playground/swings placed there, sand moved away from dock so people can use it. Is Vern Chair of Rules & Regulations committee? President Eads responded that the natural flow of water and sand congregates in front of the dock. Maintenance will remove. Playground equipment must be approved by the Board before installation. Yes, Vern is Chair of R&R. The committee only makes suggestions. Nothing is passed until it is reviewed by the Board. Trustee Klein commented that Vern is not the right choice for Chair.
- William Blom: people on committees should be vetted. He opposes Mr. Taylor as Chair to the R&R committee. He accused Mr. Taylor of running an Airbnb. He wants a cease-and-desist order for the beach area at Mr. Taylor's property.
- Nancy Hewes: Thank you Dave and Nancee. Our 2nd Town Hall meeting will be on May 31st in the Lodge beginning at 10am. Everyone is welcome. Please plan to attend.
- Kim Kramer: There is a very dangerous situation near the campground with construction debris (gravel & mud) being left in the roadway. This is especially dangerous for bicyclists. Mgr. Wilkin responded that letters have been sent to contractors within the lake which holds them accountable for their work site cleanup. He is going around enforcing compliance. Thank you for letting him know. Please call the front office to report issues.
- Jim Hewes: Thank you to Dave for his comments. Let's do good for Lake Waynoka and change the rules, if needed. He denies any vendetta against the owner of the misappropriation of WPOA Property allegation and stated it was in the best interest of members to have this matter investigated. He disagrees with the three-minute time limit and said it is not followed for all members. Mr. Hewes voiced his displeasure of his statement not being printed in the newsletter as was given to the assistant recording secretary. He gave his statement to Secretary Moore for inclusion in the upcoming newsletter.

- Darla Miller: Thank you Dave and Todd. The Officers of the Board are elected by a popularity contest, it is unfair and does not reflect the entire community's vote for Trustees. Some Board members are not included in meetings. It silences our voice. Many people do not understand how the Board works and it is confusing. What do you do? What do you accomplish month after month? The same issues are brought forth but not addressed. It gets old hearing that the Blue Book says this or that when sometimes it is thrown out the window. Why did the WPOA pay for attorney to represent Mr. Taylor? Vice President Barton answered that after allegations were made accusing the entire Board of a cover-up, the attorney was brought in to protect the interests of the WPOA. He defended the Executive Committee election and said it is defined by the CODE and Officers are selected by all 9 members of the Board even though the results may be unpopular. President Eads said the CODE was followed with Election Committee oversight and there is a difference of opinion in the interpretation of the CODE concerning proxy (absenteeism) voting. Trustee Klein disagrees and said the CODE was not followed last year in appointing Officers. She would like to see language updated in the CODE concerning the Executive Committee and their responsibilities. She feels they took liberties in relation to the allegations against Mr. Taylor. Trustees not on the Executive Committee were not informed of our attorney being involved until the Monday workshop before Saturday's meeting. She would also like to have more open dialogue in regard to electing Executive Committee Officers before the Annual Meeting.
- Sandy Beard: She is tired of hearing the beach area discussion at the WPOA and Mr. Taylor's properties.
- Tiana Shell: Thank you for volunteering on the Board. She is disappointed that the Board is not united. She appreciates the diversity of Trustees but dislikes the arguing in front of members. Trustee Klein believes that members should know where Trustees stand on issues since the workshops are closed to members.

President's Report (Eads):

- President Eads reported that \$4,800 was spent on the OLCA lawyer after an allegation was made concerning misuse of a WPOA owned property.
- President Eads did research on short-term rentals. She found no listings on VRBO and Airbnb. She does agree that the language needs to be better defined and updated in our Rules & Regulations. Our R&R state that this is a residential community. Please email her at eads@lakewaynoka.com with comments.

Treasurer's Report (Lane):

Operating Funds

- April total operating income was \$364,764.55.
- April total operating expenses were \$268,612.86 with no unexpected expenses.
- Operating fund balance at the end of April was \$1,291,356.17.
- Operating income for the year at the end of April was \$1,830,167.15. That is 56% of the plan for 2025. Expected income at the end of April was 58% so 2% under budget.
- Operating expense for the year at the end of April was \$957,782.35. That is 30% of the plan for 2025. Expected expense at the end of April was 30% so on budget.

Allocated Assessment Funds

- Income for allocated operating assessments in April was \$78,335.30.
- Assessment account expenditures in April totaled \$27,732.40. This includes \$21,735.00 for the striping of Waynoka Drive.
- Balance of all allocated assessment accounts at the end of April was \$1,130,473.87.

Invested Funds

- Invested Reserves at the end of April totaled \$540,831.87.

Treasurer Lane stated that the annual audit has been completed and we are waiting for the official report.

Total cash on hand at the end of April was \$2,962,661.91.

Manager's Report (Mgr. Wilkin):

- This month, we are introducing something new to our reporting: employee and member recognition. Each month, we will highlight one outstanding employee and one exemplary community member. A permanent plaque for the *Employee of the Month* will be installed in the Lodge, and a similar plaque for *Member of the Month* will follow. For now, both honorees will receive certificates in recognition of their contributions. We will have pictures and summaries shared on Facebook. The employee of the month award goes to Jared Foust. He joined the Rec Center team last year. He has demonstrated good initiative and a positive attitude. He volunteered to become licensed to teach CPR to our lifeguards which will save the WPOA money. The member

of the month award goes to Terry Borgman as selected by the Board. Terry provides an outstanding service to our community and volunteers countless hours serving on the LRPC and other clubs. Please send community member nominees to todd@lakewaynoka.com.

➤ Operational Updates:

- Roadway Improvements: The yellow line around the lake has been repainted. While the project is complete, we've noticed some peeling and chipping and will be contacting the installer to resolve this issue. Additionally, parking stall lines at the Administration Building were moved back from the road to improve vehicle space and safety.
- Weather Precautions: The recent rainfall has been substantial. We encourage all boat owners to monitor forecasts and consider loosening tie-downs during heavy rain events to prevent damage.

➤ Upcoming Events:

- Community Yard Sale: Saturday, May 17th: This is an open gate event. Only the front gate will be open for visitors. Residents with RFID access may still use the back gate.
- Music on the Green: May 23rd. Kicking off the summer with the Rubber Duck Regatta, followed by our first Music in the Green event.
- Marina Pointe Concert: May 24th. Live music and festivities at Marina Pointe from 5p-10pm.

➤ Marina Pointe is now being managed by our Events Coordinator, Mrs. Chy King. The previous lease operator no longer manages this area. Mrs. King and our staff will oversee maintenance, including trash removal and lawn care. If you are interested in sponsoring events at the Pointe, please contact Mrs. King.

➤ Grounds and Clean-Up:

- Mowing and Beautification: We are actively mowing vacant lots and addressing tall grass concerns, weather permitting.
- Blight Remediation: We will be removing the boat and trailer from the front entrance by Memorial Day and will be enforcing the removal of derelict boats and vehicles around the lake. Lot owners are responsible for these items, and enforcement will be stepped up.
- Marina Clean-Up: We have removed 20-25 boats, an RV, multiple wooden structures and over 150 tires from the boat maintenance area. These items had accumulated over several years. The cost of this cleanup will be covered by the former Marina Lease Operator.

➤ We are looking forward to an exciting and safe boating season at Lake Waynoka. Thank you to everyone for your continued cooperation and commitment to our community.

Lake Waynoka Police & Security Report for April 2025 (Chief Callahan):

Calls for Service	38	Animal Complaints	7
Arrests	0	Livewell Checks	17
Reports	25	Fire Runs	1
Citations	8	Grinder Pumps	12
Warnings	13	Squad Calls	19
Security Checks	63		
Call for service breakdown of main access area, excluding parking lot area			
Campground	2	Rec Center	0
Lounge	0	Lodge	1
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	73.6	1,001.0	
1591	n/a	n/a	
2091	83.9	1,162.0	
RFID Front – 19,865		Front Guest Lane – 12,694	
RFID Rear Entry – 19,491		Rear Exit – 23,627	

Reminder: The Ohio state issued burn ban went into effect March 1, 2025, per Ohio Revised Code section 1503.18. This will remain in effect through the end of May. Burning is prohibited across the state from 6:00am-6:00pm. Signs advising of the burn ban have been posted at the front and back gate entrances. Members who plan to burn during permitted

hours are to call and report the activity to security prior to any burning. For more information, please visit <http://ohiodnr.gov>

Other Committee Reports:

Building (Barge/Moore): **Reminder to property owners:** Per the WPOA Restrictive Covenants and the Rules and Regulations, volume 2, a permit is required for various kinds of work to be performed on your property. Permits can be picked up at the office. To better understand the permit requirements, you can either call the office/or go to the Lake Waynoka website, click on Documents, then WPOA Rules and Regs, Vol2. Don't hesitate to let me know if you have any questions.

Permit	April	Year to Date
Residence	1	21
Dock/Boat Lift	0	12
Additions	0	1
Repair/Replace	3	4
Pool	1	2
Deck	0	2
Garage	0	1
Storage	1	4
Boat Cover	0	1
Carport	0	0
Fence	0	3
Misc	0	0
Totals:	6	51

Election Inspectors/Nominating (Nan McHugh, L. Stover; Dawn McNees, Nominating Chairperson): Executive Officers for the WPOA and WRWSD Boards were elected at the Annual Meeting on 4/19/2025.

WRWSD

President: Pete Levermore
Vice-President: Sean Moore
Secretary: Nan Wales
Treasurer: Vickie Feil
Member-at-Large: Connie Armstrong

WPOA

President: Sue Eads
Vice-President: John Barton
Secretary: Sean Moore
Treasurer: Chris Lane
Member-at-Large: Rob Bynum

Lake Advisory (TBD/Bisbe): None

Long Range Planning Committee (Borgman/TBD): The 2025 LRPC Annual Report is posted on the Lake Waynoka website under Documents.

Rules and Regulations (Taylor/Barton): None

Campground Committee (Abbatiello/Klein): We have several camping spots open for the season in addition to temporary spots. May 17th from 7p-11p, we have a band playing and a food truck. Everyone is welcome. Please bring a chair.

Community Suggestions (Eads): President Eads gave an update of community suggestions. Trustee Klein will be taking over community suggestions.

- We will be repurposing the solar lights from the pickleball court to Tomahawk docks.
- We are following up with ODNR on specifications to curb erosion at the spillway.
- A no wake buoy has been placed at the Tomahawk cove entrance.
- Mgr. Wilkin has been doing a wonderful job keeping our lines of communications open through portals, such as, Facebook, LW website and email blasts. He is researching creating a You Tube channel for folks who are not on social media.
- We are not moving forward with creating a safety committee at this time. A staff member has been tasked this responsibility.
- Funds are being collected for the military banner project. Tony Suza will give an update next month.
- We are increasing water patrol staff. Wake boating/surfing is prohibited from 11a-4p on weekends and holidays.
- We printed 200 newsletters last month. You can pick one up at the Rec Center, WPOA Office and the Lodge. We are saving money by not having them professionally printed.

- We will have a booth at Waynoka Day to answer questions and encourage members to sign up for email blasts.
- The Women's Club will be purchasing hand sanitizer dispensers to be placed in various locations. WPOA will purchase the sanitizer refills.
- We are purchasing 4-5 solar powered buoys to place around the beach area.

Unfinished Business: None

New Business: None

Motions & Resolutions: None

Community Organizations:

- Shawnee Women's Club (Annette Engle/Nan McHugh):
 - Shawnee Women's Club would like to thank everyone in the community who contributed candy for our Spring Fling event in April. It was a big success for Art Club, Book Club and Women's Club, and we'll plan on having it again next year.
 - Women's Club furnished lunch recently for the Maintenance crew, Water/Sewer dept crew, Rec center, and Administration. We'd like to thank all of these staff members for supporting our club and our activities.
 - Thank you to everyone who has made donations for ducks in our Regatta. The Regatta will be poolside on Friday May 23 to help kick off the summer season. Immediately following the Regatta we will be serving free Ice Cream Sundaes.
 - We still have a few Regatta ducks left, but they're going fast. Reserve yours for \$5 each for a chance at prizes of up to \$150.
- Art Club (Sandy Beard): We will be decorating a flowerpot May 12th at 6:30 in the Lodge. We will be exploring Marcelle Wilson creations in the coming months.
- WaterSports Club (Jason Brumley): The Annual Car Show is June 7th. Registration begins at 9am-Noon. We will present awards at 3:30pm. We welcome sponsors. Proceeds are distributed throughout our community and surrounding area. The Golf Cart Parade is scheduled for June 28th and the Annual Charlie Beard Memorial 5k is at the beginning of July.
- Civic Club (Dave Adler): Bingo tonight starting at 7pm. More information next month on the Veteran Memorial Flag project. Annual Yard Sale May 17th. We awarded scholarships to three Eastern High School students. Thank you for supporting our event at John's Flowers. Usually, our monthly meetings are held on the fourth Monday of each month, however, our meeting will be on June 2nd due to the Memorial Day holiday. Please consider joining us.

Board Comments and Concerns: None

Adjournment: The motion to adjourn was made by Moore and seconded by Lane. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 11:30am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary