

WPOA Board of Trustees Saturday Meeting – 8/9/25

***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: Bisbee, Bynum, Eads, Klein, Lane, Miller, Moore, Wagner, Mgr. Wilkin

Absent: Barton was excused.

Minutes: Klein made a motion and Lane seconded to approve the 7/12/25 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Eads):

- We had a very successful Waynoka Day. Thank you to all who participated and volunteered. Special thank you to maintenance and Chy King for their hard work in organizing and setting up for the event.
- Special thank you to Mgr. Wilkin for his dedication and service to our community. Mgr. Wilkin was instrumental in helping secure a \$250,000 grant from the Ohio Public Works Commission for the WRWSD DAF project to help remove manganese from our water. In addition, Mgr. Wilkin has been busy establishing relationships with County Commissioners and other entities for the benefit of our community.

Treasurer's Report (Lane):

Operating Funds

- July total operating income was \$233,564.60.
- July total operating expenses were \$289,870.98 with no unexpected expenses.
- Operating fund balance at the end of July was \$1,076,543.03.
- Operating income for the year at the end of July was \$2,513,103.48. That is 76% of the plan for 2025. Expected income at the end of July was 78% so 2% under budget.
- Operating expense for the year at the end of July was \$1,861,176.42. That is 57% of the plan for 2025. Expected expense at the end of July was 59% so 2% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in July was \$50,394.54.
- Assessment account expenditures in July totaled \$59,073.25. This includes \$24,160 for dredging, \$8,600 for new pool pump motors, \$6,960.00 for new culverts.
- Balance of all allocated assessment accounts at the end of July was \$960,768.16.

Invested Funds

- Invested Reserves at the end of July totaled \$544,499.38.
- Total cash on hand at the end of July was \$2,581,810.57.

We have reviewed the first half of the year and are on track operationally. We are 2% below on income and are 2% below on expenses.

Manager's Report (Mgr. Wilkin):

- I am pleased to announce our employee of the month, Evelyn Arthur. She has been an employee for 32 years and the manager of the lifeguards for 16 years. She is retiring after this season. Please congratulate her if you see her. Our member of the month is John Buskey. John has been a member of the community since 2001 and served on the WRWSD Board for 19 years. He has dedicated his time to the Rules & Regulation committee, as well as, many other services. Please congratulate John.
- As the summer season winds down, the outdoor pools are scheduled to close on September 2nd. In alignment with this seasonal transition, the indoor pool will be closed beginning August 15th to allow for interior wall construction at the Rec Center. This renovation is expected to be completed within 2-3 weeks and is being fully funded through Capital Improvement reserves. While the facility is closed, we also plan to repaint the indoor pool, ensuring it looks and functions its best upon reopening. During this period, the outdoor pool will remain open for adult fitness classes, providing continuity for programming until the indoor pool is back in operation.
- Dredging operations have officially resumed, with a dedicated five-person team consisting of: 2 equipment operators, 2 boat crew members and 1 material transport driver. This team is currently prioritizing sediment

removal in high-need areas, beginning with the Beaver Dam near Little Turtle, and continuing toward: Work will continue five days per week, weather permitting, for an anticipated six-week cycle. We are planning dry dredging in Squaw Valley during the winter season.

- The Kiddie Corral restroom building has been fully rebuilt, improving both appearance and usability. Two new picnic tables have also been placed in the adjacent green space to enhance comfort and enjoyment for visitors.
- Our road paving project is scheduled to begin in mid-fall. Ahead of this work, we must complete the replacement of six culverts, which is essential to maintain proper drainage and ensure long-lasting pavement performance.
- The fencing at the front gate entrance is rotten and needs to be removed, as it is a safety hazard. We are planning to replace the fence with more split rail fencing and a privacy fence.
- As part of our routine maintenance plan, the Rec Center, Lodge and Lounge parking lot will be resealed and repainted at a cost of \$11,000. This work is scheduled to begin Monday evening at 9pm to protect the surface. Parking stall markings will be completed in phases so expect for some areas to be closed to traffic while the work is performed.
- Manganese levels remain elevated, requiring us to continue supplementing our supply with water from Brown County. We are actively working with our engineer on a long-term solution, which includes the installation of a DAF Tank. This system will significantly improve our ability to treat the water and remove both algae and manganese from the supply. We're pleased to report that we have secured a \$250,000 grant and a \$250,000 zero-interest loan to help fund these necessary upgrades. This is excellent news for the lake, and we are grateful to be partnering with the Ohio Public Works Commission to make these improvements possible. Trustee Klein thanked Mgr. Wilkin for helping to secure the OPWC grant.
- *Mgr. Wilkin gave an update concerning the Lounge. Mr. Clyburn's three-month short-term lease is set to expire at the end of the month. The Lounge has consistently lost money over the past several years due to several factors. It averages \$154,000 in total expenses yearly which includes employee wages and insurance, maintenance of equipment, supplies, general upkeep, utility costs, ect. Continuing to lease the Lounge would make it profitable to the community as the leasee would assume most, if not all, of the aforementioned costs. Many options for the lease agreement terms are being considered if the Board decides to continue to lease the Lounge. The WPOA would continue to hold the liquor licens.*
- *President Eads asked that boaters be respectful when tying up in the coves. Do not block the entrance to coves and reduce your stereo volume so members at their homes can enjoy their day.*

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

Calls for Service	59	Animal Complaints	4
Arrests	2	Livewell Checks	25
Reports	29	Fire Runs	1
Citations	16	Grinder Pumps	10
Warnings	18	Squad Calls	11
Security Checks	68		
Call for service breakdown of main access area, excluding parking lot area			
Campground	6	Rec Center	0
Lounge	1	Lodge	0
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	74.1	793	
1591	98.9	853	
2091	39.8	331.4	
RFID Front – 13,898		Front Guest Lane – 10,817	
RFID Rear Entry – 15,448		Rear Exit – 18,514	

Unfinished Business: None

New Business: Trustee Klein announced that her and Trustee Wagner are working on alternative solutions to the dock lottery. More information to come.

Community Suggestions (Eads): Trustee Klein will no longer be the community suggestion liaison. President Eads is looking for a replacement. We had 4 suggestions submitted. 1: Can we dredge around personal docks? No. 2: Can we

implement electronic ballots for members? At this time, we do not have enough member emails. The Board is looking at voting options. 3: Can we post information about clubs associated with the lake? This can be found on the official Lake Waynoka website. 4: Can we require clubs to share financials with the community? No. This is not a requirement.

Membership Compliments & Comments:

- Ken Starek feels there has been no transparency concerning the Lounge. It was changed from an amenity to a business without membership input. He agrees that it has not been profitable in the past but is making money now. He is very interested to hear more details about the possible lease agreement and what it entails.
- Kenny Merice asked for clarification about installing a carport as it is in the Building/Zoning permit tally. Mgr. Wilkin said they have not permitted carports recently because of anchoring issues and people enclosing them without proper zoning specifications.
- Brian Hart submitted an inspection record request concerning the Lounge and it has never been acknowledged by Mgr. Wilkin. He would like him formally reprimanded. Mr. Hart accused the Board of violating the CODE by voting in a workshop to lease the Lounge. He would like President Eads to resign. He stated that the Lounge should be put out to bid before leasing the Lounge to the current tenant again.

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	July	Year to Date
Residence	0	27
Dock/Boat Lift	0	13
Additions	1	2
Repair/Replace	0	5
Pool	0	2
Deck	0	4
Garage	0	5
Storage	2	7
Boat Cover	0	1
Carport	0	0
Fence	0	10
Misc	0	3
Totals:	4	79

Election Inspectors/Nominating (Nan McHugh, L. Stover; Dawn McNees, Nominating Chairperson): None

Lake Advisory (Wilks/Bisbe): None

Long Range Planning Committee (Borgman/Lane): None

Rules and Regulations (Taylor/Barton): President Eads reported that the committee came to the Board for guidance concerning short-term rentals. The Board agreed to change the short-term rental to a minimum of 4-months or 120 days. Mgr. Wilkin will be able to grant variances to current members who may be renting a home while waiting for their home to be built or renovated. This will be on a case-by-case basis. President Eads has found no Lake Waynoka listings on AirBNB or VRBO. The committee is also looking at shortening the length of time between being elected and taking the Oath of Office.

Campground Committee (Abbatiello/Klein): None

Community Organizations:

- Art Club (Sandy Beard): We will be hosting Braver Angels on September 10th from 7-8pm in the Lodge. Everyone is invited to discuss ways to help bridge the partisan divide. Everyone is invited.
- Civic Club: We are collecting donations for the annual fireworks show on August 30th at dark. There is a Venmo link on the Lake Waynoka website. The lake dam will close in both directions at 6pm to set up for the show. We are hosting a new member picnic on August 25th at 6pm in the beach pavilion. Anyone interested in becoming a member is invited to gather information and fellowship with the club. Bingo tonight.

- WaterSports Club (Shauna Tamanko): We sponsored an ax throwing event at Waynoka Day. The Poker Run was a huge success with 418 participants. Thank you to Ken Starek, Verna Smith and Chy King and all our volunteers and homes that hosted stops for making the event possible. We still have t-shirts available if anyone is interested.

Adjournment: The motion to adjourn was made by Lane and seconded by Bynum. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:36am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary