

## WPOA Board of Trustees Saturday Meeting – 10/11/25

*\*\*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 10:10am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

**Roll Call:** Present: Bisbe, Bynum, Eads, Miller, Wagner, Mgr. Wilkin

Absent: Klein and Lane were excused.

**Minutes:** Bynum made a motion and Bisbe seconded to approve the 9/13/25 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and there were three yeas and three nays (Klein by proxy, Mileer and Wagner). President Eads asked if the Board should go into Executive Session to discuss the issue with the minutes. A motion was not made so she asked Wagner and Miller to present their issue with the minutes. Miller explained that he believes the minutes are in error because there was no quorum to enter into Executive Sessions #2 and #3, there was no waiver signed and there was no five-day notice. President Eads said the process and policies followed were accurate. She stated that there was a quorum (*Miller and Wagner disagree*). Trustees Bynum, Eads, Klein, Lane, Moore and Wagner were present going into Executive Session #2 and #3. (*Miller was not present and had been excused from the meeting early*). President Eads has had legal look over everything and their stance is a quorum was met. She is having legal look at everything because Trustees cannot intentionally try to prevent a quorum.

**President's Report** (Eads):

- The season is winding down. We have Halloween at the Campground October 18<sup>th</sup>. This is not an open gate event.
- We have a Trustee election coming up. Please vote. Your voice needs to be heard.

**Treasurer's Report** (Lane): Mgr. Wilkin did not include this month's financial statement. He discovered a potential error of a double entry. The accountant was to come and look over everything but she became ill and could not make it. Mgr. Wilkin did not trust the numbers so he decided against publishing the information until it is accurate. There is no theft or any cause for concern.

**Manager's Report** (Mgr. Wilkin):

- Secretary Moore resigned effective September 22<sup>nd</sup>, however, he was still listed as the WPOA Secretary in the email blast in error.
- The employee of the month is Donna Purdon. Donna has worked at the lake for a little over three years and has been recognized by her peers as a positive influence while working at the front gate. Her kindness and sincere approach to all matters is stellar and we appreciate all her work. She is the first one to step up, offer her assistance and help the team when needed. Let's congratulate Donna on her efforts and recognize her as the employee of the month.
- The member of the month has lived here at the lake since 2012 and has been involved in many committees, clubs, boards, ect. here at the lake. He has dedicated many hours to the service and betterment of this community and with that we want to recognize Mr. Pete Levermore as the member of the month.
- Executive Summary: This report concludes a transformative year of management focused on strengthening Lake Waynoka's infrastructure, enhancing security and fostering financial prudence. Key accomplishments include securing significant external funding for critical water infrastructure, implementing new security protocols, and successfully executing major asset remediation projects. The foundational work of the past year has resulted in a more secure, environmentally focused, and financially stable community, establishing a strong trajectory for the next fiscal cycle.
- Fiscal Health & External Funding: Our commitment to responsible fiscal management and actively seeking external funding has reduced risk and maximized capital investment. Key accomplishments include successfully partnered with the Ohio Public Works Commission to secure a \$250,000 grant and a \$250,000 zero-interest loan for the installation of a DAF (dissolved air flotation) tank. This system is a long-term solution to treat and remove elevated manganese and algae levels from our water supply. We were also able to negotiate the renewal of the

Lake's general insurance, achieving savings of over 13% on premiums, while planning to shift to a three-year renewal cycle for stability.

- **Infrastructure & Environmental Stewardship:** We made significant investments in maintaining the health of the lake and ensuring the reliability of community services. Key accomplishments include 1. establishing a collaboration with the EPA for consistent monitoring of E. coli levels in the lake and service water, proactively mitigating concerns related to the nearby chicken farm. 2. Successfully managing the lake draining cycle including communicating with ODNR during a spillway cresting event. The maintenance team has had a successful year and removing spoils from the lake through our dredging efforts. 3. Initiated and commenced work at Squaw Valley, which included the demolition of outdated docks, channel dredging, and the removal of dead trees and debris to improve accessibility and safety. 4. Planned and budgeted for the replacement of six essential culverts to maintain proper roadway drainage and ensure the longevity of our community's pavement. Paving of nine roads throughout the lake will commence next week.
- **Community & Asset Management:** We successfully addressed long-standing issues concerning security, asset clean-up, and property standards through targeted action. Key accomplishments include: 1. Implemented driver's license scanning at the front gate for authorized entry, backed by robust encryption protocols and securing of Cyber Security Insurance to protect all resident data. 2. Adopted an aggressive strategy to acquire dilapidated properties that are delinquent on dues via quitclaim deeds. This process brings the properties back to the association for resale, restoring value to the neighboring lot owners and the community. 3. Marina Clean-up & Management: We led a major clean-up effort at the boat maintenance area, removing 20-25 derelict boats, an RV and over 150 tires. 4. Rule Enforcement: Instituted enforcement of community rules, issuing citations for unauthorized entry (e.g. "piggy-backing" at the back gate) and stepping up action on derelict boats, vehicles, and unkempt properties.
- **Team & Community Engagement:** We prioritized building a strong internal culture and open communication channels with our residents and stakeholders. Key accomplishments include: 1. Employee development by supporting Mr. Jered Foust in acquiring an American Red Cross Instructor certification, enabling in-house lifeguard training and generating significant savings on external training costs for the association. 2. Successfully launched and maintained the monthly Employee of the Month and Member of the Month recognition program, celebrating the dedication of both staff and residents. 3. Hosted regular, successful "General Manager" meetings to provide residents with an open, direct forum for sharing concerns and ideas. 4. Attended the Spring OCLA (Ohio Lake Communities Association) Conference with board members, gathering best practices on critical topics like social media, short-term rentals and water quality.
- **Conclusion & Forward Outlook:** This past year's achievements demonstrate that strategic focus, operational rigor, and a commitment to the community partnership can overcome long-standing challenges. The successful completion of major cleanups, securing the water infrastructure funding, and implementation of enhanced security and management protocols have made Lake Waynoka a better place to live and operate.
- *Paving & Road Infrastructure: Road paving will commence starting Monday, October 13, 2025. The schedule is as follows: Monday -Gee, Buck and Cochise Drives; Tuesday: Spearhead, Running Bear, pony Express and Deer Crossing drives; Wednesday: Mustang Drive and Wolverine Cove. All paving will be closely monitored and managed by a representative from our Engineer of Record to ensure proper asphalt application and minimize potential issues.*
- *Electric Work at the Pool House: We started the work this week on installing the new service lines into the pool house to increase electricity needs we have there. Unfortunately, we hit the Spectrum line which created a little bit of a disruption, but the work is progressing. Once the work is completed, we will be able to install more efficient and better protected pool pumps to prevent the electrical surges we experienced this last year.*
- *Lake Drawdown & Dredging: During the week of November 11, 2025, we plan to open the lake valve to begin the process of releasing our stored lagoon water. The lagoon drawdown is guided by the EPA. We have one lake drawdown in April and one in November to dilute the lagoon water with lake water so it can be released into the environment without issue. As the lake level drops, property owners are advised to take precautions to remove their boats from the water. For those with approved dock permits, this period presents the ideal opportunity to*

begin construction preparations. Following the drawdown, we plan to conduct several weeks of dry dredging. This process is optimally suited for specific, shallower areas around the lake, maximizing efficiency and impact.

- **2026 Budget Creation & Coordination:** We are deep into the 2026 budget creation season. We have held several productive budgetary meetings with Treasurer Lane and have Finance Committee meetings scheduled for the coming weeks to finalize the budget. A key factor we are diligently considering is the necessary coordination with the WRWSD budget to understand how the decisions of each board mutually affect the counterpart's financial plan. We carry the momentum generated this year forward, committed to the continued execution of our long-range plan and the pursuit of excellence in service to our members. We plan to have the 2026 budget ready to present to the Board on or near November 3<sup>rd</sup>.
- **Setting the Record Straight:** We must address the circulation of misinformation suggesting that the current Board is "weaponizing" code enforcement to target political adversaries. This phrase, and the sentiment behind it, are **categorically false and have no place in our community discourse**. The WPOA Board and management remain committed to serving all members fairly and consistently.
- **The Data Reflects Compliance, Not Conflict:** The data (as illustrated in the associated charts covering 2023-2025) demonstrates a definitive increase in the number of citations and warnings. This increase is not evidence of political targeting; it is proof of a successful operational shift to a fair, non-selective, and professional; enforcement program. The figures represent: 1. **Uniformity:** New staff were trained and placed in positions to execute enforcement duties effectively and without bias, fulfilling the demand to dismantle the perception of a "good ole boys club". 2. **Response to Public Demand:** The majority of enforcement actions address common member's complaints – speeding, stop sign violations, unauthorized property entry, and beautification – all aimed at protecting resident safety and property. 3. **Board Distance:** The Board is not the source of enforcement. Of the 99 citations issued to date, only one was issued by the Board, demonstrating that enforcement duties are properly delegated to management and security staff.
- **Addressing Serious Violations:** The enforcement numbers also reflect our commitment to safety. For instance, one citation was issued following a grave incident where a member threatened an employee with a firearm. This type of behavior is absolutely unacceptable and will always be met with the most stringent enforcement and criminal charges. The upward trend in enforcement actions is a clear indicator of better performance by the WPOA staff and a successful transition toward a robust, uniform application of our community's Rules and Regulations.
- **Thank you to the Board, the dedicated staff and the many volunteers for their unwavering support and hard work throughout this transformative year. I am excited for the continued success we will achieve together.**

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

Calls for Service	69	Animal Complaints	7
Arrests	0	Livewell Checks	18
Reports	37	Fire Runs	0
Citations	21	Grinder Pumps	12
Warnings	44	Squad Calls	12
Security Checks	78		

**Call for service breakdown of main access area, excluding parking lot area**

Campground	4	Rec Center	0
Lounge	0	Lodge	0

**Vehicle Information**

Vehicle	Fuel (gallons)	Miles Driven
1391	66.7	788
1591	76.9	973
2091	69.6	862.8
RFID Front – 15,503		Front Guest Lane – 9,461
RFID Rear Entry – 18,537		Rear Exit – 22,295

**Reminder:** The Ohio state issued burn ban went into effect October 1, 2025, per Ohio Revised Code section 1503.18. This will remain in effect through the end of November. 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>

**Unfinished Business:** None

**New Business:** In the workshop, the Board has been discussing wake boats and enhancing devices, citations, finances, dock lottery improvement, software that has the capability to read license plates among other things, and filling the two open Trustee vacancies. At this time, we are in a stalemate in filling those positions.

**Motions and Resolutions:** None

**Community Suggestions (Eads):** None

**Membership Compliments & Comments:**

- Ed Van Lehmden – just purchased a lot and plans to build a home. He is concerned about the grinder and tap fees going up overnight. Are mound septic systems a possibility? Will there be fees for sewer and water on vacant lots? Can infrastructure issues be outsourced?
- Doris Kitchen – during the campground meeting, there was discussion about the markers at the campsites. We were given a notice that a \$200 fine would be imposed on anyone caught removing the signs. She is concerned about the markers not adequately marking the sites for emergency personnel responding to an emergency. She suggested the sites be painted on the pavement in front of the campsites. Jeff Devlbliss offered to buy the paint. Should we form a safety committee to look at options? President Eads said emergency personnel requested that the campsite numbers not be placed on the pavement. It is hard for them to see and can be covered up by dirt or leaves. She understands the safety concern and will be reaching out to the police and EMTs to try to find a solution before the next camping season.
- Dave Wagner – speaking as a community member, Dave created the citation graph and is not against enforcing the rules, however, we need to follow the rules while we are enforcing the rules. The yellow book says first offense a written warning, second offense \$50 fine, third offense \$100 fine. The rules are clear and people have 30-days to correct the issue before a fine is imposed. *Mgr. Wilkin responded. Almost all of the \$100 citations were issued for boat decal violations. The \$100 boat decal citations are issued in accordance with the rules clearly written in the yellow book.*

**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	September	Year to Date
Residence	0	30
Dock/Boat Lift	0	13
Additions	1	3
Repair/Replace	3	10
Pool	0	4
Deck	0	6
Garage	0	6
Storage	3	13
Boat Cover	0	1
Fence	4	17
Misc	1	6
<b>Totals:</b>	<b>12</b>	<b>109</b>

**Election Inspectors/Nominating (Nan McHugh, L. Stover; Dawn McNeas, Nominating Chairperson):**

- Applications from 13 candidates for the 2025 WPOA Board of Trustees election have been accepted. The candidates are: Brian Attinger, George Baker, William Blom, Stephanie Brown, Raymond Byers, Rob Bynum, Sue Eads, Jenny Ellis, Jim Hewes, Doris Kitchen, Troy McAndrews, Andrew Moran and Edward Mulloy. *Trustees are elected to a 3-year term. There is a limit of two consecutive terms. One must take a one-year hiatus before becoming eligible to run again.*
- Reminders:

- In order to be eligible to vote you need to be in good standing so please make sure all your dues/fees are paid by October 20th.
- Please make sure the Admin office has your current address, we want everyone to be able to vote.
- Ballots will be mailed out to members in good standing on October 24th.
- Ballots must be received by December 1st in order to be counted.
- After today's meeting and after the November meeting each candidate is invited to use 5 minutes to introduce themselves and tell members why they should be considered a potential trustee.
- Candidate application statements will be included in the November newsletter.
- Direct questions to election@lakewaynoka.com.

**Lake Advisory** (Wilks/Bisbe): None

**Long Range Planning Committee** (Borgman/Lane): Current activities during September and October: The committee continued to review 2025 projects completed, new, delayed and cancelled and costs associated with those projects. Actual expenditures replace 2025 budgeted expenditures when projects are completed. Future activities: In November, 2026 budgets, assessments, and expenditures will be forecast. These will be presented to the WPOA Board in early December for evaluation. Ohio Law HR 5312 prohibits the WPOA from planning to spend more funds than anticipated budgeted revenue. The December evaluation will allow the WPOA Board to ensure compliance and approve the 2026 Capital Assessment Fees to support the Capital expenditures for roads, lake and improvements. The Capital Assessment Fees approved for the 2026 budget are prepared for the WPOA membership and billed in February. These assessments are due in April 2026. *Terry stressed the for the WPOA to determine the maximum number of homes that can be built in our community so the WRWSD engineer can appropriately determine and design the water and sewer expansion.*

**Rules and Regulations** (Taylor): There was no meeting this week. The Board has submitted suggestions and updates for the CODE revision. The committee is waiting to hear back from legal review of their submissions.

**Campground Committee** (Abbatiello/Klein): We will be having the flashlight Halloween event on 10/17. Trick or Treat at the campground is Saturday 10/18 from 5-6:30pm. The roads will be closed to golf carts and cars beginning at 4pm. We want to thank members running for Trustees for attending the campground meeting last week to introduce themselves. We appreciate their support and had some great discussions.

#### **Community Organizations:**

- Civic Club (Dave Adler) – bingo tonight at 7pm. There will be no bingo the month of December. Thank you to those who attended our most recent meeting. John Aldrich was elected the new president. We had to purchase a new trailer for can recycling. Look for a Venmo scan code in the newsletter if you would like to contribute to the Labor Day fireworks show and/or helping us pay for the trailer.
- WaterSports Club (Jason Brumley) – We are sponsoring a band and food tonight at Marina Pointe.
- Women's Shawnee Club (Nan McHugh) – We have two events coming up. Saturday, October 25<sup>th</sup> from 9-3 is our annual Craft Fair. We'll have over 40 crafters and vendors in the Rec Center gym and Lodge. The women's club will be selling homemade potato soup, chicken salad sandwiches and hot dogs out of the Rec Center kitchen. This is an open gate event. We hope to see you there for lunch, door prizes and shopping. We are planning a community event for the holidays in December. You may have noticed a new evergreen tree that has been planted on the greenspace outside the lodge. We're going to put lots of lights on it and we have invited Santa to help us light it when he is here on December 13<sup>th</sup>. We are planning other activities for that evening as well, so stay tuned for more information to come. Special thank you to Maintenance for planting the tree and keeping it watered during this dry spell.

#### **Executive Session:**

- At 11:01am, a motion was made by Miller and seconded by Bynum to enter into Executive Session to elect a Vice President and Secretary of the WPOA Board. A yea/nay vote was taken and the motion passed unanimously.
- At 11:12am, A motion was made by Bynum and seconded by Bisbe to exit Executive Session. A yea/nay vote was taken and the motion passed unanimously.
- Election Inspector, Nan McHugh, announced the results. Mike Bisbe is the new Vice President and Nancee Klein is the new Secretary.

**Adjournment:** The motion to adjourn was made by Bynum and seconded by Miller. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 11:13am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary