

## WPOA Board of Trustees Saturday Meeting – 11/8/25

*\*\*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 10:25am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

**Roll Call:** Present: Bynum, Eads, Klein, Lane, Miller, Wagner

Absent: Bisbe and Mgr. Wilkin were excused.

**Minutes:** Lane made a motion and Bynum seconded to approve the 10/11/25 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed with five yeas. Klein abstained since she was excused at the last monthly meeting.

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

- We had a great season this year. We will begin lowering the lake this week so plan to remove your boat from the water.
- President Eads asked for a moment of silence in honor of former WPOA President Prescilla Redick for her time and dedication serving the community; she served as President of the WPOA board and was a friend to many. The family will not have public service.

**Treasurer's Report (Lane):**

Operating Funds

- September total operating income was \$125,477.40.
- September total operating expenses were \$311,679.46 with no unexpected expenses.
- Operating fund balance at the end of September was \$822,971.79.
- Operating income for the year at the end of September was \$2,818,641.99. That is 86% of the plan for 2025. Expected income at the end of September was 87% so 1% under budget.
- Operating expense for the year at the end of September was \$2,361,521.70. That is 73% of the plan for 2025. Expected expense at the end of September was 77% so 4% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in September was \$4,940.00.
- Assessment account expenditures in September totaled \$83,196.39. This includes approximately \$14,000.00 for dredging operations, \$34,000.00 for the walls at the interior pool room, \$16,000.00 for the new electrical upgrades to the pool pump room and \$15,000.00 for new culverts.
- Balance of all allocated assessment accounts at the end of September was \$861,146.33.

Invested Funds

- Invested Reserves at the end of September totaled \$544,586.24.
- Total cash on hand at the end of September was \$2,228,704.36.

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Operating Funds

- October total operating income was \$164,105.41.
- October total operating expenses were \$252,927.63 with no unexpected expenses.
- Operating fund balance at the end of October was \$736,795.74
- Operating income for the year at the end of October was \$2,996,087.48. That is 91% of the plan for 2025. Expected income at the end of October was 92% so 1% under budget.
- Operating expense for the year at the end of October was \$2,683,102.47. That is 83% of the plan for 2025. Expected expense at the end of October was 84% so 1% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in October was \$20,368.79.
- Assessment account expenditures in October totaled \$256,743.46. This includes approximately \$9,000.00 for dredging operations and \$213,000.00 for road paving.
- Balance of all allocated assessment accounts at the end of October was \$618,710.43.

Invested Funds

- Invested Reserves at the end of October totaled \$544,628.29.

- Total cash on hand at the end of October was \$1,900,134.46.

*We are in line with the 2025 budget. The 2026 budget draft is being reviewed by the Board.*

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

- President Eads directed members present to review the Manager's report and highlighted the sections of information they could locate within.
- Our Employee of the Month is AJ Hartley and the Member of the Month is Jim Engle (announced by Chief Callahan) Background for the nominations and certificates with Lake Manager presentation will be conducted at December's meeting.
- **Operational Updates:** This month has been nothing short of a whirlwind of activity and collaboration. As we transition into the late fall season, our teams continue to operate at full capacity, balancing critical infrastructure projects, seasonal preparations, and long-range planning initiatives. We would like to remind residents that the lake valve will be opened next week. This important step is required under our EPA license, allowing for the controlled release and mixing of WRWSD lagoon water back into the natural environment. Residents with boats still in the water are strongly encouraged to remove them within the next week, as the water level will begin to drop once the valve is opened.
- **WRWSD Resolution 2025-2:** A considerable amount of coordination and strategic planning has been taking place regarding WRWSD Resolution #2025-02, which addresses capacity limitations and the number of grinder pumps and water/sewer taps that will be available for sale in 2026. Due to infrastructure capacity concerns, only ten new water and sewer taps will be authorized for sale next year. As a direct result, the WPOA will likewise be limited to ten new building permits during the same period. Both Boards are working diligently, consulting with engineers, legal counsel, and relative regulatory entities to develop a responsible and complaint application process. At this time, no additional grinder pumps or water/sewer taps will be sold for the remainder of the year. This pause allows our leadership to evaluate all technical and environmental implications carefully. Rest assured, these discussions are being handled with the utmost professionalism, foresight, and care to ensure the long-term sustainability of our community's water and sewer infrastructure.
- **Infrastructure and Maintenance:** I want to extend a sincere thank you to Cox Paving, DLZ Engineering, and our exceptional Maintenance Team for their hard work and collaboration on this year's road and culvert projects. Through careful planning and efficient execution, we successfully paved over three miles of roadway and replaced eight culverts throughout the community. The results have been outstanding-the quality of work, particularly on Gee Drive, has exceeded expectations. The road was laid with equipment wide enough to eliminate the traditional center seam, resulting in a superior, seamless surface. This extensive project represents an investment of approximately \$240,000, a clear example of how we are reinvesting in the long-term infrastructure of Lake Waynoka.
- **Dredging Operations:** Wet dredging operations for the season have been successfully completed. The team removed a significant volume of sediment, improving both navigation and overall lake health. We plan to transition to dry dredging once water levels are sufficiently lowered, allowing crews to safely enter and complete targeted sediment removal. This initiative continues to be an essential part of our environmental stewardship and long-term lake management strategy.
- **Financial and Administrative Updates:** My appreciation goes to the Finance Committee, Treasurer Chris Lane, and all contributors who participated in developing the upcoming 2026 Budget Proposal. This process has involved several weeks of in-depth discussion, analysis, and collaborative effort to align financial priorities with operational goals. While the budget has not yet been finalized, it is progressing on schedule and reflects our commitment to fiscal responsibility, transparency, and community reinvestment.
- **Closing remarks:** As we enter the final stretch of 2025, I want to express my deepest gratitude to our dedicated staff, volunteers, and Board Members who make Lake Waynoka the thriving community it is today. We have navigated challenges, celebrated accomplishments, and laid ground work for continued success in the years ahead. Our organization remains focused, engaged, and forward-thinking-continuously improving operations, investing in infrastructure, and enhancing quality of life for all residents. With both familiar faces and new

energy among our ranks, I am confident that our collective efforts will carry Lake Waynoka into an even brighter and more prosperous future. Thank you all for your continued commitment to excellence.

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

Calls for Service	43	Animal Complaints	9
Arrests	0	Livewell Checks	5
Reports	17	Fire Runs	1
Citations	3	Grinder Pumps	11
Warnings	25	Squad Calls	17
Security Checks	62		
<b>Call for service breakdown of main access area, excluding parking lot area</b>			
Campground	2	Rec Center	0
Lounge	0	Lodge	0
<b>Vehicle Information</b>			
Vehicle	Fuel (gallons)	Miles Driven	
1391	40.7	584	
1591	55.6	746	
2091	83.6	943	
RFID Front – 17,559		Front Guest Lane – 10,284	
RFID Rear Entry – 19,949		Rear Exit – 23,294	

**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 discussed the 2026 operating budget.

**Motions and Resolutions:** None

**Community Suggestions (Eads):** I am looking to see if any suggestions were submitted.

**Membership Compliments & Comments:**

- Kevin Ellis received a citation and \$100 fine in September for an illegal tent structure. He drove to the lake within the next few days and removed the structure. They were not issued a warning. He sent letters and feels he received no response. He stated that his citation did not mention a date and time to appeal the citation. At the end of the thirty days, he received a notice that his citation was overdue and incurred additional fines of \$200. He has sent certified letters to the office, Mgr. Wilkin and Chief Callahan to appeal the fine and received no response. His membership privileges have been suspended for non-payment. He would like the fines removed and his membership privileges restored. President Eads said that she will follow-up with Mgr. Wilkin and get back to Mr. Ellis this week. Trustee Klein insisted the issue be addressed today. President Eads identified Trustee Klein to be out of order. Trustee Klein did not stop speaking and replied, "I don't care". President Eads restated that Trustee Klein was out of order and she needed to stop or she would have to ask Klein to leave the meeting. President Eads said we do not have enough information to do that today and we need to have all the facts before we can make a decision.
- Dean Bruch also received a \$100 citation for lack of a decal on a broken-down boat. No warning was given. He admits he did not take the boater safety course to purchase a decal and he didn't know what to do since he inherited the boat from a friend. He was issued another \$100 fine for nonpayment and his membership privileges have been suspended. He is appealing the citations now. Chief Callahan said he personally spoke with Mr. Bruch about the citation and yes, a certified letter was sent to him. President Eads will look into the appeal and said the community's biggest complaint, under the previous management, is that rules were not being followed and accountability was not carried out evenly. We have been enforcing them. Trustee Klein would like to see the citation process improved and outlined better in the blue and yellow book. She would like to see us work with members towards a resolution before issuing fines. President Eads said she would look forward to receiving suggestions from Trustee Klein since we are in the process of reviewing the blue book with the rules & regulations committee.

- Brian Hart asked if members can vote in the election if they have outstanding fines, why the Record Inspection Policy was removed from the website, if we do background checks before entering into leasing contracts, why a lease was voted on in a workshop, how much per month do we receive from the lounge lease and why was his record inspection request ignored? President Eads stated that members must be in good standing to be eligible to vote. The record inspection policy was removed from the website as it was found to contain inaccurate information. We make business decisions in the workshops but do not vote. We did send a response to your record inspection request.
- Linda Craft would like to see Mgr. Wilkin more accessible. She claimed he has not responded to her calls and she had to make a meeting to talk to him. President Eads explained that Mgr. Wilkin does not have enough hours in the day to respond to hundreds of calls. He has been extremely busy with the WRWSD infrastructure issue and even obtained a \$250,000 grant and a \$250,000 zero-interest loan. He is updating software, working on WPOA and WRWSD 2026 budgets. He is taking care of other maintenance and daily operations as they arise. She said our staff is very knowledgeable and are able to answer questions that members have.
- Ed Von Lehmden asked about the issuing of new home permits. He is considering a class-action lawsuit with the WRWSD.
- Colin Klein is disappointed in the community division and has considered leaving his "home". He disagrees with people getting fines first. Verbal/written warnings should be issued first before fines and memberships deactivated. He is upset with President Eads responses to the citations brought forth today. He believes she uses the CODE to defend Mgr. Wilkin and Chief Callahan and should be defending membership. She responded that Mgr. Wilkin reports issues to her, per the CODE, and does legal research. Trustee Bynum said we have been enforcing the CODE this year and the Board is aware of gray areas in it. We are in the process of working to change that with the Rules and Regulations committee. He would like to see people stop attacking Mgr. Wilkin and saying he is not doing his job.
- Connie Armstrong said people do not know what is going on behind the scenes. A woman appealed the WRWSD increase in permit fees and was contacted by Mgr. Wilkin that the Board had denied her appeal. Mgr. Wilkin is communicating with members.
- Jeanne Waits asked that the Code Enforcement Officer be at the appeal meetings to offer more information. She was issued a boating decal citation and fine when they first moved here in March. They corrected the issue but she would have liked to receive a courtesy call or letter before a fine was issued. President Eads said boat decals need to be purchased by May 1<sup>st</sup> to avoid a citation and fine. We are working to refine the process in the CODE.
- John Marcinko asked for an update about how the ten new build permits will be issued. Will Trustees recuse themselves if they are related to builders? President Eads said the Board is involved with the WRWSD and are working to establish a process concerning issuing permits. Trustee Bynum said the Board is researching information and has been working hard to create a fair process and trying to close any loopholes. Treasurer Lane said the WPOA has to follow the recommendations of the WRWSD and rely on the engineering experts so we do not reach 100% infrastructure capacity. Trustee Klein would like legal counsel to answer if the WRWSD, as a public utility company, can legally determine who gets the permits. She further explained that if they are only legally allowed to limit the number to 10 and not determine who the permits go to that she, as a representative of WPOA, would be willing to enter into the conversation about how these permits will be issued to ensure that someone doesn't come in on January 2nd and buy up all 10 permits and resell them to other property owners wishing to build. She explained that as a WPOA Trustee that she fears lawsuits and wants to protect the property owners from the burden of those legal fees if the WPOA does not have to take part in the process. President Eads said the WRWSD can limit permits based on infrastructure. The WPOA is creating a process and guidelines to determine new home eligibility before applying and issuing grinder and water/sewer tap permits. The new home permit would then be submitted to Brown County. Mr. Marcinko asked about the possibility of virtual meetings. Trustee Klein has been advocating for Zoom. President Eads said Mgr. Wilkin has been posting Facebook updates and has created a You Tube channel that members can access through their LW account.

#### **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	October	Year to Date
Residence	4	34
Dock/Boat Lift	2	15
Additions	0	3
Repair/Replace	2	12
Pool	0	4
Deck	0	6
Garage	0	6
Storage	4	17
Boat Cover	0	1
Fence	3	20
Misc	1	7
<b>Totals:</b>	<b>16</b>	<b>125</b>

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

- After the meeting today, each candidate has been invited to use 5 minutes to introduce themselves and to speak on a few suggested topics.
- Everyone eligible should have received a ballot by now. In order for your vote to be counted please have your ballots returned by December 1st no later than 4:00 pm.
- The new Trustees will be posted around the community and LW FB no later than December 5th and announced at the WPOA monthly meeting in December.

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

**Long Range Planning Committee** (Borgman/Lane): Terry reported that in 2016 we had a 30-year plan designed by a consulting firm. Based on that report, we are working on the 2026 capital budget and the Board will need time to consider all the possibilities.

**Rules and Regulations** (Taylor): President Eads said the committee is currently on hold pending legal verbiage submitted to our attorney. One of the topics is to define rentals. President Eads reported that she has not seen any AirBNB or VRBO ads for lake Waynoka properties this year.

**Campground Committee** (Abbatiello/Klein): President Eads said that, according to a survey sent to campers, they would like to see the drainage issue at the campground addressed. This aligns with the health department requirements. The Board will be meeting with the campground committee to go over the quotes we received.

**Community Organizations:**

- Civic Club (John Alder): November is the last month to attend Bingo this year. We will be taking a break in December. We are planning to have two events this winter in January and February. Look for more information to come. Tony Sousa gave an update about the Veteran banners. We have placed several banners temporarily at the front gate so members can see them. We have ordered ten composite poles to be installed this spring. We hope to have thirty banners displayed by Memorial Day 2026. The banners honor Veterans living at Lake Waynoka or for their family members who have served. We are hoping to have a 5k run/walk on Labor Day to raise money for the veteran flag project. If you would like to chair or volunteer to help, please see Tony. Trustee Klein thanked the Civic Club for the banners.
- Art Club (Sue Levermore): We are hosting a greenery class on December 8<sup>th</sup> at 6pm in the Lodge. More information to come.
- Shawnee Women's Club (Sue Levermore): We are hosting "Jingle and Mingle" on December 13<sup>th</sup> in and outside the Lodge beginning at 4:30pm. This is a family friendly event. There will be crafts for the kids, hot chocolate, coffee, hot cider, snowball throwing, music and the lighting of the Christmas tree. Everyone is invited to attend.

**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 11:52am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary

