

WPOA Board of Trustees Saturday Meeting – 12/13/25

***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 10:05am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

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

Minutes: Lane made a motion and Bynum seconded to approve the 11/8/25 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Eads): Thank you to everyone for a great summer and fall. We are having a fun holiday season. Thank you to the various clubs for sponsoring events. The Board has been working with the WRWSD on creating a WRWSD Permit process. Thank you to Trustees for all the time they have dedicated. Thank you to Trustee Wagner for putting together updates and a new format for the R&R, Volume 2, Building and Zoning Requirement booklet.

Treasurer's Report (Lane):

Operating Funds

- November total operating income was \$93,068.83.
- November total operating expenses were \$194,420.97 with no unexpected expenses.
- Operating fund balance at the end of November was \$627,339.07.
- Operating income for the year at the end of November was \$3,084,064.78. That is 94% of the plan for 2025. Expected income at the end of November was 95% so 1% under budget.
- Operating expense for the year at the end of November was \$2,869,262.60. That is 89% of the plan for 2025. Expected expense at the end of November was 91% so 2% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in November was \$9,715.23.
- Assessment account expenditures in November totaled \$25,556.95. This includes approximately \$16K for the electrical upgrades at the pool house.
- Balance of all allocated assessment accounts at the end of November was \$603,194.76.

Invested Funds

- Invested Reserves at the end of November totaled \$546,578.08.
- Total cash on hand at the end of November was \$1,775,917.65.

The Finance committee, Treasurer Lane and Mgr. Wilkin presented the 2026 Operational budget to the Board in November for review. Projected operational expenses total \$3,247,979. This is a \$217,000 (3.6%) shortfall from the 2025 operational budget. We incurred inflationary increases in payroll, insurance, electric and water. The breakdown of increases is as follows: Permanent campground fees will go up \$0.25 per night; Temporary campground sites will be increased from \$20 per night to \$30 per night; Lot mowing will increase from \$130 per lot to \$150 per lot; If you own a home, it will raised from \$200 to \$205; Annual dues will increase from \$460 per year to \$465 per year; RFIDs will increase from \$15 to \$20 per vehicle; Winter Storage at the campground will increase from \$200 to \$205.

Manager's Report (Mgr. Wilkin):

- Our Employee of the Month is Chris Walton. He has been at the Rec Center for a little over a year and goes above and beyond his duties. Please congratulate him if you see him out and about. Our Member of the Month is Sue Levermore. Sue has a warm, encouraging and uplifting presence. She gives back to the community in many modalities. Please congratulate Sue.
- The lagoon valve is closed and we will be closing the lake gate valve some time this week. The lake has been dropped 5-6' this year for those needing to do shoreline protection, dock repairs and/or dock installations.
- This past year at Lake Waynoka has been one filled with hard work, progress, unexpected challenges, and continued growth as a community. While not every day has been perfect, we are proud of the overall direction in which we are moving and remain committed in improving operations, communication, and infrastructure throughout the Association.
- One of the largest areas of focus this year has been our road system. Maintaining and improving our roadways is critical to the safety, appearance, and long-term value of our community. Over the past year, we were able to

pave and resurface nearly three miles of roads while also addressing culvert replacements and performing general road maintenance. In total, approximately \$321,000 was invested into our roads, which included Buck Drive, Cochise Drive, Deer Crossing Drive, Gee Drive, Mustang North Cove, Pony Express, Running Bear, Spearhead Drive and Wolverine Cove. These improvements not only provide smoother driving surfaces but also help slow future deterioration and reduce long-term repair costs.

- In addition to road improvements, we also made significant investments into our buildings and facilities through Capital Improvements budget, spending approximately \$390,000 on much needed upgrades across the property. We replaced the doors at the Lodge to improve safety and efficiency, upgraded HVAC units in both the Recreation Center and Administration building to help maintain a comfortable environment for the staff and residents, and replaced the Lodge chairs with the help of a generous donation from the Shawnee Women's Club. We are incredibly thankful for their support and generosity, as it allowed us to make this improvement without placing additional burden on the community.
- We also completed construction of new interior walls around the indoor pool area. These were built to help better control humidity inside the building and to extend the life expectancy of the Recreation Center's heating and dehumidification systems. To further support that effort, we invested approximately \$68,000 to upgrade the electrical system in the pool house to prevent the repeated failure of pool pumps, which had become a costly and ongoing issue. Thank you to Chris Bales, maintenance supervisor for coordinating and overseeing this project.
- In addition to facility improvements, we built a three-bay storage facility to properly house and protect our larger equipment from weather damage and general wear. This will help extend the life of our equipment and reduce long-term repair and replacement costs. We also purchased a tractor and bush hog to improve our ability to maintain ditches, field areas, and roadside property in a more efficient and timely manner.
- The lake itself remains one of our most valuable resources and a top priority. Through the Lake Fund, approximately \$145,000 has been dedicated to key lake-related projects. This includes \$75,000 toward dredging efforts and \$40,000 toward Aqua Doc services. We also made a down payment for new floating docks that will soon be installed at Kiddie Corral and Squaw Valley. These investments help ensure that the lake remains safe, functional, and enjoyable for years to come.
- Beginning January 2, 2026, Lake Waynoka will also implement a 3% processing fee on all debit and credit card transactions. In 2024 alone, the Association paid roughly \$80,000 in processing fees followed by another \$50,000 in 2025. Only \$9,000 was recovered during that same time period, which meant the community as a whole absorbed the remainder of those costs. By implementing this convenience fee, those costs will now be paid by those choosing to use card payments rather than by every property owner. This change will help preserve funds that can instead be used toward projects and improvements within the community.
- We have also greatly enjoyed hosting monthly General Manager meetings and appreciate all who have taken time to attend, ask questions, and share concerns. As long as the community continues to participate, we will continue those meetings. They are typically held the Monday before the second Saturday of each month. Open dialogue and transparency are important to us, and we are grateful for the respectful conversations that take place during those meetings.
- Along with in-person meetings, we have placed an increased focus on communicating with residents through Facebook. The feedback we receive about these updates has been overwhelmingly positive and is greatly appreciated. We believe clear communication builds trust, and we will continue using this platform to share important updates, announcements, and event information.
- This year has not been without its challenges. At times, operations have run smoothly; at other times, obstacles presented themselves that require patience, flexibility, and problem-solving. We acknowledge that we still have things to learn, but we remain committed to growing, improving processes, and finding better ways to serve the needs of the community.
- One of the most significant challenges this year was addressing the manganese issue with our water system. This emergency required immediate attention and consumed an enormous amount of time and energy. However, through close coordination with Mr. Greg Wilson and the WRWSD Board, we were able to secure a \$250,000

grant in addition to a \$250,000 loan at zero percent interest. We are extremely thankful to the OPWC for their assistance in making this funding possible. Because of these efforts, the community is better positioned to overcome this water treatment hurdle and protect the integrity of our system.

- We also worked closely with our Engineer of Record throughout the year to review and determine the capacities of our water and sewer systems. While this process required countless hours, it was necessary work that will benefit the community for years to come by improving planning, forecasting, and long-term infrastructure decisions.
- As we move into the coming year, our focus remains on stability, progress, and continued improvement. We are proud of the work that has been accomplished and thankful for the continued support we receive from the community. Lake Waynoka is a special place and we appreciate the opportunity to serve and grow alongside each of you.

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

Calls for Service	33	Animal Complaints	7
Arrests	0	Security Checks	37
Reports	13	Fire Runs	0
Citations	9	Grinder Pumps	11
Warnings	30	Squad Calls	7
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	48.3	709	
1591	65.2	816	
2091	71.4	847	
RFID Front – 15,910		Front Guest Lane – 8,321	
RFID Rear Entry – 17,376		Rear Exit – 20,124	

The Ohio State issued burn ban was lifted December 1, 2025 and is no longer in effect.

Chief Callahan reminded everyone that the front gate personnel are not County dispatchers. They can only transfer your call to county dispatchers and this decreases your response time. If you are having a true emergency, call 911. I have been serving as Chief for four years. The term Security has made it very difficult when tracking complaints and/or issues. We are renaming the front entrance “Gate House” and employees as “Front Gate Personnel”. Hopefully, this will cut down on confusion.

Unfinished Business:

- President Eads thanked everyone who applied for the mid-term vacancies on the Board. We have nominated Doris Kitchen to fill the vacancy until 4/26 and Ed Mulloy to fill the vacancy until 4/28. *Please see Motions and Resolutions below.* Election Inspector, Nan McHugh, led Ms. Kitchen and Mr. Mulloy in the Oath of Office and thanked them for their desire to serve.
- President Eads thanked the Trustees for their hard work working with the WRWSD to create a process for obtaining water/sewer/grinder permits and building permits. The process begins with the WRWSD permits. If that is approved and issued, a member will fill out a WPOA building permit. If that is issued, they will apply for a new home permit in Brown County. The updated Building and Zoning Requirements will be posted on the LW website. We will be revising and updating as needed. We need to finalize some verbiage for teardown/rebuilds, grinder pumps for garages, ect.

New Business: Mgr. Wilkin presented four variance requests. Lot #426 asked for a 4’ digout for a double boat slip; Lot #4283 asked for a 4’ digout for a single boat slip; Lot #1839 and 1840 asked for a 4’ digout for a boat slip. These two properties are combined by a joint lot agreement. Secretary Klein asked if the building committee had a chance to review the variances and if they had any issues. She also asked if they are lake access properties. Mgr. Wilkin said they are not lake access properties and the building committee found no issues with the variance requests. *Please see Motions and Resolutions below for variance approval motion result.*

Motions and Resolutions:

- Motion #392 was made by Bynum and seconded by Bisbe to approve the 2026 Operational budget. A roll call vote was taken and the motion passed unanimously.

- Motion #393 was made by Lane and seconded by Wagner to appoint Doris Kitchen to fill the mid-term vacancy through April 2026. A roll call vote was taken and the motion passed unanimously. *President Eads noted that Ms. Kitchen's three-year term will begin once she is sworn in at the WPOA Annual meeting in April.*
- Motion #394 was made by Klein and seconded by Wagner to appoint Ed Mulloy to fill the mid-term vacancy through April 2028. A roll call vote was taken and the motion passed unanimously.
- A motion was made by Wagner and seconded by Bynum to approve the updates to the Rules & Regulations, Volume 2, Building and Zoning Requirements and Application Forms. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Lane and seconded by Bynum to approve dock dig-out variances for lots #426, 4283, 1840 and 1839. A yea/nay vote was taken and the motion passed unanimously.

Community Suggestions: Secretary Klein said there was a community suggestion for a dog park. President Eads said we can discuss it at the next workshop. Klein asked Mgr. Wilkin for an update about creating a yard waste area. Mgr. Wilkin reported that we are looking at an area by the Maintenance building. It would be open several months during the spring-fall and would remain locked down except for two times per month, during restricted hours, so waste items being brought in can be monitored.

Membership Compliments & Comments:

- Dave Adler – 1. asked if Brown County has offered to help with funding the WRWSD water/sewer plant expansion. 2. Dave thanked the office (advertising) and maintenance (loaning hay bales) for helping with the Chapel's caroling event last weekend. Mgr. Wilkin said that there are no county funds available for the WRWSD project as most of our taxes are allocated to schools. Mgr. Wilkin has been working with township Trustees to help with various projects. Eagle Township paid \$300 and we paid \$300 to have the tree cut down on the corner of Weis and Poole Kuntz Rd. Mgr. Wilkin asked the Maintenance department to scrape and salt the back gate road to the stop sign for members exiting that way.
- Chris Kizer – Thanked the Shawnee Women's Club for decorating the Lodge. It looks wonderful. The Chapel will be hosting a Christmas Eve service beginning at 6:30pm. Everyone is invited to attend.

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	November	Year to Date
Residence	0	34
Dock/Boat Lift	0	15
Additions	0	3
Repair/Replace	0	12
Pool	0	4
Deck	0	6
Garage	1	7
Storage	1	18
Boat Cover	0	1
Fence	0	20
Misc	0	7
Totals:	2	127

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

- Congratulations to the candidates elected to the Board of Trustees - Doris Kitchen, Rob Bynum and George Baker.
- Thank you to all the volunteers who helped with assembling the ballot packets in October and counting the returned ballot last week. They are: Sue Moehler, Dennis Moehler, Debbie Schultz, Cindy Harper, Scott Harper, Barry Pottinger, Trish Pottinger, Chris Kiser, Tom Kiser, Tony Sousa, Liz Sousa, Debbie Palmer, Cynthia Rhodes, Betty Purdin Kim Loucks, Jay Loucks, Linda Woods, DeeDee Rothenbach, Pete Levermore, Margie Gray, Kelly Cain and Terry McNees.

Lake Advisory (Wilks/Bisbe): None

Long Range Planning Committee (Borgman/Lane): Terry Borgman outlined the 2026 Capital budget that was presented to the Board for review. They will be making adjustments before a vote in January. 1. The Road Assessment fee is \$175. Projected improvements include 2-3 miles of paving, updating signage, road inspection fees, replacing culverts. 2. Lake Assessment fee is \$130. Projected improvements include four months cove dredging, dry dredging of East end and Squaw Valley, spillway concrete repairs, aqua doc treatments, sediment prevention project at Kiddie Corral, shoreline erosion, stocking fish, dock repairs, engineering study of Pontiac Docks, Kiddie Corral pavilion replacement, floating docks at Kiddie Corral and Squaw Valley. 3. Improvement Assessment is \$130. Projected improvements include, replace patrol car, replace stockade and split rail fencing at entrance of lake, pool concrete renovations, swing gate arm purchase, Rec Center exterior work (stucco, doors, windows), Rec Center gym equipment replacement, lounge interior and exterior upgrades, HVAC replacement in Lodge and Rec Center, anti-reverse device at back gate, outdoor pool cartridge replacements, phased in pool furniture replacement, outdoor pool pump allowance.

Rules and Regulations (Taylor): President Eads said the committee is working on finalizing updates and waiting for legal review from our attorneys. They are still making language updates, such as removing security and replacing with gate house. They hope to have their revisions presented to the Board in January or February. The Board will review and approve a community vote sometime in April or May. We will be voting on sections instead of the Blue Book as a whole. The Blue Book is severely behind in updates.

Campground Committee (Abbatiello/Klein): Trustee Wagner is updating information and creating a new handbook format for Campground rules. The updated document should improve communication so all campers will have the correct information and not rely on word of mouth.

Community Organizations:

- Civic Club (John Aldrich) – We will be resuming Bingo beginning in January. The club will be hosting a Pancake Breakfast at Angela's Restaurant on January 10th from 7-9am. We will have pancakes, sausage, coffee and juice. Donations are accepted and appreciated. John introduced Tony Sousa to give an update about the Veteran's Banner project. We have ordered posts for the flags. Thank you to the clubs and individual donors for contributing to this project. We will be holding a Vets and Friends event on January 3rd at 10am in the Lodge. All Veterans and friends of Veterans are welcome. Coffee and donuts will be provided. If you ordered a t-shirt, please see me to pick it up. I am looking for volunteers to help with a fundraiser on Labor Day with proceeds going to the Veteran's flag project. Please see Tony if interested in participating.
- Shawnee Women's Club (Sue Levermore) – Don't forget our Jingle and Mingle event today at 4:30 in the Lodge. There will be many activities for people of all ages. Thank you to Pastor Greg from the LW Chapel to lead songs, Art Club for the cider booth, WaterSports club for snow making machines, Civic club for offering their services and a very special thank you to all members of the Shawnee Women's Club.

President Eads thanked everyone for their help this year. She wished everyone a Merry Christmas and a Happy New year.

Adjournment: The motion to adjourn was made by Wagner and seconded by Lane. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 11:18am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary