

WPOA Board of Trustees Saturday Meeting – 1/10/26

***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: Bisbe, Bynum, Eads, Kitchen, Klein, Lane, Mulloy, Wagner, Mgr. Wilkin

Absent: Miller was excused.

Minutes: Lane made a motion and Wagner seconded to approve the 12/13/25 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Eads):

- We are working on clarifying language in the Blue Book. For example, we are removing the word security to describe the front gate and officers. It will be known as the front gate and front gate personnel. We have actual Police Officers on staff so security will no longer be used to cut down on confusion.
- Please call 911 or the Brown County non-emergency number for issues. Our front gate personnel are not dispatchers. The only thing they can do is forward your call to Brown County which wastes precious minutes in the event of an emergency.
- The Board is in the process of updating and creating a new format for the yellow book, election manual, campground rules, ect. We are hoping for a community vote on Blue Book revisions sometime this summer.

Treasurer's Report (Lane):

Operating Funds

- December total operating income was \$124,482.53.
- December total operating expenses were \$166,296.03 with no unexpected expenses.
- Operating fund balance at the end of December was \$579,010.49.
- Operating income for the year at the end of December was \$3,201,546.25. That is 97% of the plan for 2025. Expected income at the end of December was 100% so 3% under budget.
- Operating expense for the year at the end of December was \$3,014,459.62. That is 93% of the plan for 2025. Expected expense at the end of December was 100% so 7% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in December was \$4,965.50.
- Assessment account expenditures in December totaled \$79,954.65. This includes approximately \$26,000 for the upgrades at the pool house. It also includes \$25,000 in repayment to the WPOA Operating fund for the spillway repair work performed in previous years.
- Balance of all allocated assessment accounts at the end of December was \$530,004.43.

Invested Funds

- Invested Reserves at the end of December totaled \$546,620.15.
- Total cash on hand at the end of December was \$1,655,635.07.

We will be voting on the 2026 Capital budget today. Assessment fees were not raised this year. (See Motions and Resolutions for further details). Trustee Klein asked for discussion once the motion was made. She wanted to clarify that we are only approving the numbers in the budget and not necessarily the projects. Treasurer Lane said that this is a line-item budget and projects were submitted by the LRPC based on a 30-year Reserve Study created by Reserve Advisors. Mgr. Wilkin has discretion to approve line-items as listed in the capital budget.

Manager's Report (Mgr. Wilkin):

- Our Employee of the Month is Greg Wilson. Greg is the WRWSD Plant Superintendent. Since his arrival, there have been many upgrades and educational opportunities created for our staff. Please congratulate Greg if you see him around the community.
- Our Member of the Month is Chris Kizer. Chris participates in several clubs and is active in the Chapel. Let her know you appreciate her service to the community if you see her.
- We found that a sewer vent pipe has collapsed in the Lodge so you may notice an odor. We are working on having this repaired.

- I spoke with Brown County Commissioner, Gorgon Ellis, and he stated that the county is leading an initiative to offer curbside recycling to Lake Waynoka residents. They are looking to offer the service two times a month. More information will be presented to members once it becomes official.
- I hope everyone had a blessed holiday season and are enjoying the start of the new year. As we begin 2026, I want to thank everyone for helping make 2025 a positive and productive year. We closed 2025 in a much stronger financial position than we did in 2024. To be clear, there were no issues in 2024; however, from a cashflow standpoint, we are entering this year in a healthier position, which allows us greater flexibility moving forward.
- We have several important projects scheduled this year that will support the continued growth and long-term sustainability of the lake. One such project is the installation of new floating docks at Kiddie Coral and Squaw Valley. This will allow us to evaluate whether floating docks are the best long-term solution for the lake. Traditional wood docks are requiring component replacement much sooner than in the past, as materials are simply not manufactured the way they once were. While floating docks carry a higher upfront cost, they include a 20-year warranty and are expected to last approximately three to four times longer than traditional wood docks.
- In addition, we will be initiating a study of the Red Cloud and Pontiac Dock areas to explore potential improvements and evaluate the return on investment for those locations.
- I would like to thank the Long-Range Planning Committee for their dedication and many hours of work in preparing the Capital Budget for the Board's review and consideration this morning. Without their volunteer efforts, this process would be far more challenging. We are truly grateful for their commitment.
- This morning, the Board will also consider a motion addressing a serious issue we have been dealing with over the past 13 months: trespassing into the community, particularly when facilitated by members. Trespassing is both a criminal and civil matter, and the Association has treated it with the seriousness it deserves. It is important that this level of enforcement and accountability continues. The proposed motion would establish a clear penalty for trespassing, whether through general unauthorized entry or through the misuse of a RFID decal. In some case, vehicle windshields do not allow RFID decals to function properly due to the technology or angle of the glass, requiring issuance of a decal that cannot be permanently affixed. Unfortunately, some individuals have improperly used these loose decals to allow unauthorized individuals access through the back gate. This practice is not permitted. The motion would formally identify the violation and establish a penalty consisting of a \$500.00 citation and a 30-day suspension of the member's RFID access privileges. The Board has the authority to identify violations and establish penalties. Section IX, Fine Schedule and Appeals Process, subsection 1 of the Yellow Book states that violation penalties are non-inclusive and may be added to or modified at the discretion of the WPOA Board of Trustees. By adopting this motion, the Board is sending a clear message to the community that it is a serious about protecting residents, guests, and property within the lake.
- Additionally, the Board will consider a modification to previously adopted Motion #382 regarding time restrictions on wake-enhancing devices. The proposed change would remove the restrictions after the Labor Day holiday until the end of the boating season. In the spring, the existing motions for wake enhancement restrictions will resume.
- We are looking forward to a strong and successful 2026, and I appreciate the continued support of the Board, staff and community as we move ahead.

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

Calls for Service	28	Animal Complaints	5
Arrests	1	Security Checks	63
Reports	21	Fire Runs	0
Citations	2	Grinder Pumps	3
Warnings	15	Squad Calls	10
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	51.7	728	
1591	68.4	839	

2091	90.5	1,072
RFID Front – 15,628		Front Guest Lane – 7,785
RFID Rear Entry – 15,890		Rear Exit – 18,945

Unfinished Business: None

New Business:

- Mgr. Wilkin presented a variance made for Lot #1886. They are requesting to build an additional 15'x60' storage building for a camper and boat. This would exceed the 1,700 square feet maximum by 100'. It was asked if the building committee presented any feedback to the request. They had no issues one way or another. *See Motion #399 below.* President Eads said we are in the process of moving storage/garage square feet limitations from the Blue Book and moving them to the Yellow book.
- Several Motions were made. *See below.*
- President Eads said that Motion #397 took into consideration the health of our lake. Fish spawn along the shorelines in the spring and we do not want to disrupt their habitat.
- Discussion of Motion #398 included suspending the hiring of a full-time accountant. President Eads noted that the position was approved in the 2025 operational budget but we were unable to hire someone per salary requirements of the applicant. The position has already been posted on multiple places and applications have been submitted for the position. Treasurer Lane noted that this is a line item in the 2026 operational budget which was approved in December. Lane stated that the outside accounting firm is not meeting our needs. He believes an accountant is needed. He is a volunteer and not able to do everything that is required. Trustee Mulloy does not want the position eliminated but would like more information. Eads further stated that a unanimous vote is needed to overturn a line item in the 2026 operational budget. Trustee Klein reiterated that this is not an elimination of the position but rather a pause to look at other solutions.

Motions and Resolutions:

- Motion #395 was made by Bynum and seconded by Wagner to approve the attached 2026 Capital budget with a total budget of \$1,427,742 and \$1,066,100.00 in expenses that would leave a \$361,642.00 carryover into 2027. This Capital Budget reflects the assessment amounts previously passed in Motion #'s 338, 371 and 372 which set and continued the amounts of the assessments as follows: Roads Assessment \$175; Lake and Dam Assessment \$130; Improvement Assessment \$130. The capital budget includes the following expenses: Roads \$327,500; Campground \$135,000; Lake and Dam \$325,800; Improvements \$277,800. A roll call vote was taken and the motion was approved by 7 yeas and two nays (Klein and Miller, by proxy).
- Motion #396 was made by Bynum and seconded by Lane pursuant to its authority under the WPOA Code of Regulations ("Blue Book"), hereby establish and specify penalties for trespassing violations involving the improper use of RFID vehicle registration decals. Specifically, the Board finds that:
 - Trespassing within the subdivision is prohibited under the Blue Book, Section 11.4
 - WPOA Vehicle Registration – RFID is identified as a Special Class Violation under the Yellow Book.
 - The Yellow Book provides that violations and penalties are non-inclusive and may be added to or modified at the discretion of the Board of Trustees; and
 - The Yellow Book further states that penalties may be issued based on the nature and circumstances of the violation.

Accordingly, The Board hereby specifies the following penalty for any Member who improperly uses an RFID decal. Allows another individual to use their RFID decal, or otherwise permits trespassing into the community through misuse of RFID access:

- A \$500.00 citation issued to the Member's account; and
- A 30-day suspension of membership privileges, limited to RFID access associated with the violation.

This motion is intended to establish a clear, consistent enforcement standard for this category and shall apply prospectively from the date of adoption. A roll call vote was taken and the motion passed unanimously. (Miller by proxy).

- Motion #397 was made by Bisbee and seconded by Wagner that Motion #382, which prohibited the use of wake-enhancing devices from 11:00am to 4:00 pm on Saturdays, Sundays and national holidays be amended such that this prohibition shall be lifted after the Labor Day holiday. All other provisions of Motion #382 shall remain in full force and effect unless otherwise amended. A roll call vote was taken and the motion passed unanimously.

- Motion #398 was made by Klein and seconded by Wagner to move to amend the proposed 2026 Annual budget by suspending the expenditure of funds allocated for the hiring of an accountant until such time as a majority of the WPOA Board of Trustees determines, by subsequent vote, that the position is necessary. No funds shall be expended for this purpose unless and until such a vote is taken and approved by a majority of the WPOA Board. A roll call vote was taken and the motion was approved with six yeas and three nays (Bynum, Eads and Lane).
- Motion #399 was made by Lane and seconded by Bynum to approve the storage building variance for Lot #1886. A roll call vote was taken and the motion was approved with 5 yeas and 3 nays (Kitchen, Klein and Lane).

Community Suggestions:

- A dog park. President Eads said this has been discussed several times in the past and the associated costs are too high.
- Creating an email list of dock renters so they can be notified when their reservation fee is due. President Eads said members would have to voluntarily submit their email addresses to make this happen. Notices were posted on Facebook and the newsletter well in advance to remind renters to pay the reservation fee.
- Someone asked that bright dock lights be dimmed. President Eads said the suggestion did not include an area where this is an issue. The relocated pickleball solar lights placed at Tomahawk were turned off due to complaints. More information is needed to address this suggestion.
- A request to increase the detached garage/storage area by 200'. This is on hold as it is in the Blue Book and we will have to wait for a community vote.
- A suggestion was made to create a code of conduct for board, committee members and the Oath for installing Officers. President Eads stated that in the yellow book the code of conduct is defined in section 1. Work Environment and the Trustee Oath of Office can be considered to be added in the Election manual as we review the procedure for updates.

Membership Compliments & Comments:

- Dave Adler – Complimented Angela's Restaurant. He enjoys their food and thanked them for hosting the Civic Club event. Dave had three concerns. #1 – will the Civic Club Can Collection Trailer still be available for members? The club depends on the recycling funds from can collection to host events and plan projects. Mgr. Wilkin said this is a good point and will be sure to get more information. #2 – When does the wake-enhancing restrictions begin each year? President Eads that the restrictions go into effect during the start of the boating season which typically begins April 1st. #3 – Dave has a tree in bad shape near his property. He is unsure if it partially on his property. Can he have the tree removed? Trustee Wagner said that Ohio law prohibits anyone from removing a tree if it is not on their property. This includes LW. President Eads stated the proper procedure for this situation would be to contact the Lake Manager as it is not a Board decision. Mgr. Wilkin asked Mr. Adler to get with him and he would be glad to help determine whose property the tree is on.
- Ken Wagner – Mr. Wagner has 200 feet of shoreline and is having his shoreline protection washed away by wake boats. He expressed concern about their use and extended times. Secretary Klein said the Board is continuing discussions about wake boats.
- Rhonda Maybriar – expressed the community's need for an accountant. Our bookkeeper is at retirement age and may leave at any time. She also noted that the WRWSD pays 50% of the salary towards this position and it is imperative that we have someone in place considering the WRWSD plant expansion. She cautioned the WPOA Board that their decisions can affect the WRWSD Board.
- Treasurer Lane asked Mgr. Wilkin for a yard waste update. Mgr. Wilkin said they are working on it. It will be near the maintenance building. We are working on specifics but the goal is to have something in place this April.
More to come.

Other Committee Reports:

Building (Barge): None

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

Lake Advisory (Wilks/Bisbe): President Eads reported that she created a draft of a Lake Health Contingency plan for the Board's review which outlines items such as restocking fish, shoreline protection, water testing, some of which Aqua Doc may already be conducting, ect.

Long Range Planning Committee (Borgman/Lane): President Eads thanked the committee for their hard work in creating the 2026 Capital budget.

Rules and Regulations (Taylor): The committee is continuing to review the Blue Book and make language adjustments. A draft was submitted to legal and we are waiting for feedback. The Board is exploring electronic voting options to increase member participation. More information to come.

Campground Committee (Abbatiello/Klein): No report. Mgr. Wilkin said that we have received three bids to address significant water issues in the campground. The Board of Health is involved and it will need to be fixed this year. Mgr. Wilkin and Maintenance Supervisor Chris will be meeting with the Campground committee to go over the bids and discuss options.

Community Organizations: Civic Club (John Aldrich) – Thank you for making the pancake breakfast fundraiser a success. Special thank you to Angela's Restaurant for allowing us to use their facility. We hope to have a few more breakfasts throughout the year. Don't forget Bingo has restarted and is tonight.

Adjournment: The motion to adjourn was made by Lane and seconded by Wagner. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:59am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary