

WPOA Board of Trustees Saturday Meeting – 2/14/26

***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 appreciate 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, Miller, Mulloy, Wagner, Mgr. Wilkin

Minutes: Lane made a motion and Wagner seconded to approve the 1/10/26 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Eads):

- President Eads thanked the staff for lowering the water level this year an actual seven feet. She has received several compliments from members that have been able to get dock repairs completed and lifts adjusted.
- The Board is working on several projects behind the scenes, such as updating and revising the yellow book, building/zoning and campground rules. These projects take time and you may not hear of them but be assured, we are working hard for the community.
- Happy Valentine's Day.

Treasurer's Report (Lane):

Operating Funds

- January total operating income was \$109,606.03.
- January total operating expenses were \$274,150.60 with no unexpected expenses.
- Operating fund balance at the end of January was \$445,266.95.
- Operating income for the year at the end of January was \$109,606.03. That is 3% of the plan for 2026. Expected income at the end of January was 100% so 3% under budget.
- Operating expense for the year at the end of January was \$274,150.60. That is 9% of the plan for 2026. Expected expense at the end of January was 7% so 3% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in January was \$13,455.00.
- Assessment account expenditures in January totaled \$15,056.98.
- Balance of all allocated assessment accounts at the end of January was \$516,046.02.

Invested Funds

- Invested Reserves at the end of January totaled \$547,850.48.
- Total cash on hand at the end of January was \$1,509,163.46.

Mgr. Wilkin noted that the wrong financial statement was included in the packet. He will be sure to have the correct version in the newsletter. Treasurer Lane stated that our budget is right on track and we are in line with our standard operating procedure. We are borrowing from reserves to cover expenses for the first few months of the year while dues are coming in. This money will be replaced in reserves in a few months. The Board discussed accountant options in the workshop Monday. The current CPA firm cannot give us enough time to meet our needs. We have had several companies state that we need a full-time accountant on staff. Treasurer Lane presented Motion #400 moving forward. See Motions & Resolutions below.

Manager's Report (Mgr. Wilkin):

- What a month it has been at Lake Waynoka! Between winter weather, infrastructure improvements, operational evaluations, property clean-up efforts, and exciting future initiatives, there has certainly been no shortage of activity.
- The Employee of the Month is Mr. Chris Bales. Chris took over as Maintenance Superintendent following Marty's retirement and has been with Lake Waynoka since last summer. In his time here, he has made significant strides in establishing a better monthly routine maintenance schedule that protects our equipment throughout the lake — including machinery, HVAC systems, and vehicles. Thanks to Chris's leadership and coordination, we are now performing oil changes and a significant amount of regular service in-house, saving money for the Association. During the snow events in January, Chris worked tirelessly to get streets cleared and manage staff operations.

His dedication and hard work are deeply appreciated — thank you, Chris, for all you bring to the Lake Waynoka team!

- The Member of the Month is Mr. Jason Brumley. Jason was one of the first homeowners I had the pleasure of meeting when I approved a building permit — and while that experience alone was positive, his nomination stems from much more. Jason is deeply involved in life at the Lake and regularly shows up to support community events and activities. He has sponsored and participated in events like Lake Waynoka Day and the Lake Waynoka Car Show, demonstrating a strong commitment to enhancing the experience of all residents. Jason has also been active in supporting local club activities, including the Waynoka Watersports Club and community fundraisers. His enthusiasm, service, and willingness to engage make him an outstanding representative of the Lake Waynoka spirit.
- Winter Operations & Snow Response: Let's start with the snow. We experienced significant snowfall requiring plowing coverage throughout the community. Snow events like this demand long hours, coordination, and serious teamwork. I had the opportunity to jump in alongside our maintenance crew and assist with plowing for several hours. While snow removal can be tedious and physically demanding, there is something rewarding about seeing the roads cleared and the community moving safely again. Pushing that volume of heavy snow is no small task. We sincerely apologize to any residents who experienced mailbox damage. Despite careful operation, snow weight and limited road-edge visibility can sometimes result in incidental impacts. We truly appreciate your patience and understanding during these major weather events. We will be replacing items, such as, stop signs and mailboxes.
- Creek Drive Property Update: Let's talk about a property that is familiar to many of you — the home on Creek Drive. Over the past several months, we have had multiple conversations with the property owner, working alongside Brown County Building Officials, to evaluate the condition of the structure and determine the appropriate path forward. These discussions have been thorough and focused on ensuring compliance with both county requirements and Lake Waynoka's governing documents. In a conversation with the property owner last week, it was determined that the best next step is to demolish the existing structure and start over. Our codes clearly reference that if certain timelines and compliance requirements are not met, the Association has the authority to proceed with demolition at the expense of the property owner. The good news is that the Association will not bear the cost of this teardown. The property owner will be responsible for razing the structure and plans to begin rebuilding. This outcome eliminates a deteriorating building, improves safety, and enhances the overall appearance of that area. Projects like this reflect our ongoing commitment to protecting property values, upholding community standards, and addressing long-standing concerns in a proactive and responsible manner.
- Campground Improvements: Work officially began at the campground this week with the installation of new stormwater lines to address the persistent standing water issues in that area. This is a meaningful infrastructure improvement that will significantly enhance site usability and long-term conditions. The project scope and approach were reviewed collaboratively by Kim Kramer, Chris Bales, Chris Lane, and myself to ensure the Campground Committee remained fully engaged and aligned — particularly with consideration toward 2026 budget planning. This is exactly the kind of proactive, team-driven planning that strengthens our amenities for years to come. We are also actively gathering pricing to address several electrical concerns (lines being pulled out of outlets) at the campground, along with estimates for renovation of the shower house facilities. These improvements represent continued investment in one of our most enjoyed amenities. More detailed recommendations will be presented as proposals are finalized.
- Operational Efficiency – Mowing Strategy: Operationally, we took a deep dive into mowing costs this month. After evaluating bids for finish mowing of WPOA-owned recreational areas and parcels, we made the strategic decision to contract out seasonal mowing services rather than hire four seasonal employees. This move reduces hourly wage obligations, lowers supervisory and management demands, cuts fuel consumption, significantly reduces equipment maintenance and repair expenses. This decision is rooted in efficiency and long-term cost control — doing more with less while maintaining quality service.

- Administration Building Propane Update: At Monday evening's Board meeting, a concern was raised regarding propane tank placement at the Administration Building. We immediately investigated. We recently transitioned propane providers from Suburban Propane to Arrick's Propane. Arrick's installed their new tank properly behind the protective barrier/fence. During installation, Suburban's tank was moved outside the fence so it could be retrieved. Chris Bales has been diligently contacting Suburban to arrange pickup of four remaining tanks, and we are simply awaiting their removal. We appreciate residents who bring concerns forward — responsiveness and transparency matter.
- ElectionBuddy – Modernizing Our Elections: Earlier this week, I signed an agreement with ElectionBuddy. This is a significant step toward increasing member participation and engagement in our election process. The goal is simple: make voting easier, more accessible, and more convenient for our membership. We have spoken with sister lake communities who are successfully utilizing ElectionBuddy, and the feedback has been overwhelmingly positive. Lake Lorelei has seen an increase from 30% membership participation to 75% participation during elections by implementing this format. We will have a terminal set-up at the office should members elect to vote in-person. We also envision using this platform for potential Blue Book amendments, allowing more voices to be heard in important decisions. However, for this initiative to succeed, groundwork must begin immediately. To make this work, we must first ensure our membership database is complete and accurate. We need a comprehensive Excel file that includes: Lot Number, Homeowner Name, Email Address, Cell Phone Number. Once this list is complete and verified, we can: Organize a targeted door-to-door effort to gather missing information, Engage the Elections Committee to assist with communication and data collection, Upload the finalized database directly into ElectionBuddy. ElectionBuddy requires a two-factor authentication step through email or text and members will be able to access the election from anywhere in the country. For comparison, we had a 36%-member participation in the last election and 30% of that was from members living at Lake Waynoka. There are areas within the Blue Book that will need to be voted upon soon, so timing is critical. This is transformation in action — and it requires teamwork. We envision dividing the Blue Book into sections to update and put out for member approval. We can increase the number of elections to once per month to expedite its revision.
- Data Center Discussion: Regarding the proposed data center that has generated discussion: based on the information currently available, this project does not impact Lake Waynoka's water quality. Our water system operates independently, and there is no direct connection between the project and our lake or internal water infrastructure. We will continue to monitor developments and communicate transparently, but at this time there is no identified risk to our water system.
- CPA Review & Organizational Evaluation: After the Board voted last month to explore options related to our accounting needs, we engaged four CPA firms to conduct an objective review of our current financial and administrative structure. This was not a surface-level conversation — it was a serious evaluation of how we position Lake Waynoka for stronger financial controls, improved reporting, and long-term sustainability. I want to specifically recognize the valuable input we received from Mike Bisbe, Chris Lane, Ed Mulloy, Rob Bynum, and Sue Eads throughout this process. Their insight, professionalism, and candid assessments were instrumental. The feedback was direct and constructive. Two firms recommended that Lake Waynoka consider bringing on a full-time financial professional to strengthen internal controls, streamline processes, and enhance reporting capacity. Another firm recommended a phased approach — tightening procedures first, evaluating workflow efficiencies, and then determining long-term staffing needs based on measurable results. This level of outside perspective is incredibly valuable. It allows us to challenge our current systems, identify inefficiencies, and think strategically rather than reactively. I am genuinely excited about the opportunity in front of us. This is about more than staffing — it is about building systems that are disciplined, efficient, and scalable. We have the opportunity to modernize our financial operations, improve accountability, and create a streamlined, high-performance transaction-processing operation that serves the membership better every single day. We are carefully reviewing all recommendations to ensure we choose a path that strengthens oversight, increases efficiency, and upholds our responsibility to manage Association resources with the highest level of fiscal discipline.

- We applied for a \$2,000,000 grant from Representative Dave Taylor to help us with the WRWSD updates and expansion. I am pleased to report that we have moved forward to the next step in our application process. I will be reaching out to Representative Taylor to see if he would like to visit our community. President Eads thanked Mgr. Wilkin for his dedication and determination to save our community money by forming relationships with outside entities.

Lake Waynoka Police & Front Gate Report for January 2026 (Chief Callahan):

Calls for Service	22	Animal Complaints	3
Arrests	2	Security Checks	51
Reports	13	Fire Runs	1
Citations	6	Grinder Pumps	16
Warnings	13	Squad Calls	9
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	69.0	715.0	
1591	100.0	1,402	
2091	87.8	878.0	
RFID Front – 10,903		Front Guest Lane – 6,945	
RFID Rear Entry – 12,448		Rear Exit – 17,463	

- **Reminder:** The Ohio state issued burn ban goes into effect March 1,2026, per Ohio Revised Code section 1503.18. This will remain in effect through the end of May. 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/>
- *We have had multiple arrests for domestic violations and firearm removal. There were six charges filed. We had great cooperation from neighbors and the family. If you see or hear anything, please do not hesitate to reach out to us or the Brown County Sheriff's Office. Front Gate personnel are able to transfer you to the Brown County Dispatch team for emergencies.*
- *Special thank you to Chris Bales, Maintenance Supervisor, for making sure front gate personnel were able to get to and from work. He transported several folks in for their shifts.*
- *President Eads said the back gate has been repaired and was operational as of Monday. The Board is reviewing back gate procedures during back gate malfunctions moving forward. Options include pinning the gates open or pinning the gate closed and having members come through the front gate. We will be having more discussion at the next workshop.*

Unfinished Business:

- Motion #401 was made (*see below*). President Eads said the demolition requirement was revised and added to protect the community from harmful chemicals, such as asbestos during a tear-down. Discussion **after** the vote as requested by membership on why Trustees voted as they did. President Eads said we need to have clear and updated policies in place for builders, employees and the building committee. Trustee Wagner doesn't think the revisions are necessary at this time. Secretary Klein believes there is too much confusion when the same information is spread across all books in different areas. If changes are made down the road we have found that the updated information gets updated in one area but not all areas, which leads to contradicting information. We should take it back to the table. Treasurer Lane said that changes were made in conjunction with the Building/Zoning Chair and as requested by the General Lake Manager. Trustee Kitchen would like to see the building committee in discussions with the Board. Trustee Bynum said we need to get business done and move forward. Vice President Bisbe agrees that revisions were at the General Manager's request and we need to move forward. We can make further revisions in steps. Trustee Mulloy said committee leaders need to say what they need in these revisions. Mgr. Wilkin presented to the Board a two-and-a-half-hour proof of meeting with the Building/Zoning Chair and their discussion of changes he needed to be in the revision. As it stands, the Building/Zoning book is confusing for the building committee, staff, buildings and members. Ken Starek, building

committee member stated that he wasn't aware of any changes and said that there are changes they have submitted that have not been included in the first draft.

- Motion #402 was made (*see below*). Several changes were made including moving the campground to their own book and language changes from security to front gate personnel. Discussion after vote as requested by membership on why Trustees voted as they did. Secretary Klein wants clarification with the Rules and Regulations committee and would like a meeting with them. President Eads stated that changes to the yellow book were based on Board feedback. Miller agrees with Klein about having a complete understanding. Trustee Wagner said there is much redundant information and wants more community committee members involved. President Eads asked Wagner if he has shared his yellow book revision with the **entire** Board to which he answered no. He accused Eads of not creating a google drive account. Eads has created a google drive account and sent the yellow book revisions to **all** Trustees. She accused several Trustees of not reviewing it. Bynum shared that Wagner is dividing the community. Lane said Eads is sharing information with the entire Board and a pocket of the Board is operating illegally by creating their own agendas and revisions behind closed doors. At this point, there was a complete breakdown of the Board. Community members were outraged at the spectacle before them. I stopped recording minutes as it is of no benefit to anyone to post the finger pointing and division among the Board any longer. Minutes should be about what was done and not about what was said. Chris Lane called the meeting to order.
- Motion #403 was made (*see below*). Several changes were made to the Campground rules including legal requirements, updated contract agreement with missing legal information, wait list language, etc. Discussion after vote as requested on why Trustees voted as they did. Secretary Klein advised that she had been contacted by a campground committee member advising that they wanted her to vote it down as she had not been involved with the changes that were being presented. Trustee Wagner advised that he has been working with the committee member and that the changes weren't quite ready to be voted on yet and this version was one that was drafted by President Eads. Trustee Bynum accused Trustee Wagner of not sharing the information with the entire board. Trustee Wagner asked Trustee Bynum if he had received the printed copy of them that was handed out at the workshop. Trustee Bynum advised that he had received that copy. Secretary Klein advised that when the revisions are fully ready for review that she will make sure they are shared with the entire board before a vote is taken. President Eads advised the membership that the campground cannot open on April 1st of this year if the rule changes aren't passed with the legal requirements.

New Business: None

Motions and Resolutions:

- Motion #400 was made by Lane and seconded by Bisbe to move that Motion #398 be rescinded in its entirety, and that funds allocated and approved under Motion #392 be released and authorized for the purpose of retaining an independent contracted third-party certified public accounting (CPA) firm to exclusively address the Association's current and future accounting needs. A roll call vote was taken and the motion passed unanimously.
Discussion before the vote: Trustee Mulloy stated that we are outsourcing the accountant position for a few months to clean things up and then we can determine what we need after that time. Secretary Klein asked if there will be a statement of work and a contract involved. Treasurer Lane said yes. There will be an engagement letter based on hourly estimates to provide gap accounting. We will be able to look at it and adjust later.
- Motion #401 was made by Lane and seconded by Bynum. Motion to approve the revised Zoning and Building Regulations, Volume 2, dated "2-13-26", as presented. This document was shared with the Board in January for review. Purpose of Revision: Continuous Improvement.
- The revision incorporates the following updates:
- Updates to the Zoning and Building Regulations, Volume 2 were made due to the WRWSD Utility Restrictions; This version has been updated for clarity and to improve general usage of the document and information: Changes include: general editorial updates and corrections; added separate forms for various build types, defined allowable building structures (all was previously used and was too vague). The document being returned to standard paragraph format for easier location of content by the end user. A roll call vote was taken and the motion failed with 4 yeas and 5 nays (Klein, Miller, Kitchen, Mulloy and Wagner).

- Motion # 402 was made by Bynum and seconded by Lane. Motion to Approve the revised “Yellow Book” Rules & Regulations, Volume 1, dated “2-13-26”, as presented. This document was shared with the Board in January for review.

Purpose of Revision: Alignment with Building Regulations Volume 2.

This revision incorporates the following updates:

1. Zoning/Building requirements were required due to the WRWSD Utility Restrictions enacted under prior WPOA Board resolution; affects to Volume 1 to ensure consistency have been updated
2. All references to “Security” have been updated to the appropriate and current terms based on context, including: “Front Gate Personnel” “Police” “Gate House”
3. References and cross-links were updated to reflect the new Volume 2 changes.
4. “Campground Rules” have been removed from this volume to create a separate, stand-alone Campground Rules document.
5. General Editorial Clean-Up -Formatting and structural improvements were made for clarity and accuracy.

A roll call vote was taken and the motion failed with 4 yeas and 5 nays (Klein, Miller, Kitchen, Mulloy and Wagner).

- Motion #403 was made by Bynum and seconded by Bisbe. Motion to Approve the New Standalone Campground Rules & Regulations, Volume 4, dated “2-13-26”, Purpose of Revision: Separated from the Yellow Book/ Rules & Regulations, Vol 1 to create a standalone Campground Rules & Regulations Volume 4; This New Document incorporates the following updates:

1) Transferred Campground Content from Yellow book (Vol 1). General editorial changes, and formatting

2) Additions/ Updates

- Added missing legal requirements _ORC & OAC
- Updated contract agreement with missing legal information required in contract
- Added details regarding Wait Lists to move camp sites
- Added requirements for Environmental & Safety (i.e., Preservation of trees/reduction of liability risk for WPOA)
- Added Appendix A – To document a reaction plan if campers/vehicles become unable to be moved (Legal requirement) – Recreational Vehicles should be maintained in ready-to- move condition
- Added language to define when new camp site usage agreements are required
- Assigned proper responsibility for Building requirements (submission to the building committee for review and approval) in lieu of the Campground Manager
- Clarified Operational Campground Office Hours are to be determined by General Manager and Posted/ Any changes in operational hours requires GM approval

A roll call vote was taken and the motion failed with 4 yeas and 5 nays (Klein, Miller, Kitchen, Mulloy and Wagner).

Community Suggestions: None

Membership Compliments & Comments:

- Will Blom (Lot# illegible in sign in sheet) – Thanked Todd for the \$2 million grant that he’s trying to get through Dave Taylor’s office. Asked Sue about the motion that was rescinded regarding the accountant and observed limited discussion regarding it. Asked about the proxy that was submitted at the January meeting by Trustee Miller and advised that the proxy vote was not attached to the January minutes, yet the minutes were approved. He asked if there was a meeting regarding this proxy vote.
- Ken Wagner (Lot #764) – Advised that he’s concerned that the board doesn’t seem functional. He said he’d rather that we have these discussions at our workshops and get aligned before we come to the Saturday board meetings. Stated he’s disappointed in the direction.
- Jim Marck (Lot #411) – Asked if the house on Creek Drive now has to pay the full \$52K when he reapplies for a new building permit after the current structure is torn down. Mgr. Wilkin advised that he will not as his WRWSD taps and fees have already been paid.
- Jim Hewes (Lot #1833) – Wanted to thank the board members for their interaction with the membership during the meeting. He asked about the motion discussion and advised that if board members are conducting business

about the association not in a workshop or the monthly board meeting then it must be done in a special meeting. Stated that doing backyard deals is not doing a service to the community.

- Nicole Briggs (Lot #3336) – Thanked the board for their service and stated that it’s a volunteer position and is a thankless job. Suggested that committee chairs should be in attendance at the monthly meetings. She hopes that we can get a resolution for some of these things discussed today. She thanked Mgr. Wilkin.
- Dave Adler (Lot #3308) – Thanked Jim Hewes for pointing out forums in which discussions should take place. No progress is being made. He advised that the campground shouldn’t be opened until the changes are made.

Other Committee Reports:

- **Building (Barge):**

➤ Permit	January	Year to Date
Residence	2	2
Dock/Boat Lift	4	4
Additions	0	0
Repair/Replace	0	0
Pool	0	0
Deck	0	0
Garage	2	2
Storage	1	1
Boat Cover	0	0
Fence	1	1
Misc	0	0
Totals:	10	10

- **Election Inspectors/Nominating** (Nan McHugh, L. Stover; Dawn McNees, Nominating Chairperson): no report
- **Lake Advisory** (Wilks/Bisbe): no report President Eads stated they have the Lake Health Contingency Plan to review and provide feedback for March.
- **Long Range Planning Committee** (Borgman/Lane): Terry Borgman advised that he met with the board in January to go over the budget, but he and his committee need more input from the board by April of each year so that they can continue their planning for 3-5 years down the road. He needs more help and participation and has conveyed that at different times. Things impacting the community need more discussion to understand the general direction of the board. He needs direction regarding the docks because wooden docks don’t last as long as originally projected. The board approved a floating dock at two locations to see if they will last longer. There are roughly 100-150 slips, some rented and some free, and they need to be maintained to avoid disrepair. He said the committee is sitting and waiting on information from the board as they are capital improvements, not operations. He stated that he feels the board liaison or committee chair needs to be updating the board monthly about the needs of the committee and providing direction from the board.
- **Rules and Regulations** (Taylor): President Eads advised that the blue book has had revisions and is being reviewed by legal right now. Information is being redacted to bring things current, such as the use of telegraphs and window stickers for example. Blue Book changes must be done before requirements can be moved to the yellow book. yellow book changes.
- **Campground Committee** (Abbatiello/Klein): Open April 1st. President Eads stated that it can’t open without updated Rules & Regs for the campground.

Community Organizations:

- **Civic Club** – Dave Adler advised that the new Civic Club president, John, is doing a great job. Stated that the pancake breakfast was a big success and there will be another one soon. He thanked Angela’s for hosting the event. He reminded of attending Bingo and reminded that Civic Club meetings are the 4th Monday of the month at 7:00pm.

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 @ 12:05pm

