

# **WPOA Board of Trustees Saturday Meeting 05/09/2026**

## **Overview**

Mike Bisbe opened the meeting emphasizing the board's unity and commitment to transparency and community engagement. Chris Lane reported a clean audit with minimal adjustments and highlighted ongoing efforts to improve collections and financial organization. Todd Wilkin recognized Zach Franklin as Employee of the Month and Kim Kramer as Member of the Month. The board discussed the Marina fuel situation, emphasizing the lessee's responsibility for the tank. New business included committee appointments, a proposal for a community farmers market, and addressing rumors about fire department coverage and insurance rates. The meeting concluded with a call for community involvement and feedback.

## **Outline**

### **Call to Order**

- The monthly meeting of the WPOA was call to order at 9:57AM by President Mike Bisbe.

### **Roll Call**

- Trustees Present
  - Mike Bisbe, Ed Mulloy, George Baker, Chris Lane, Rob Bynum, Doris Kitchen
  - Also Present, Todd Wilkin

### **President's Opening Remarks and Board Unity**

- Mike Bisbe starts the meeting, calls for the roll call, and thanks everyone for attending.
- Mike Bisbe shares his background and reasons for joining the board, emphasizing his desire to improve technology, transparency, and amenities.
- He highlights the board's unity and commitment to engaging the community, refuting claims of favoritism in board appointments.
- Mike Bisbe mentions the board's recent productive workshop and encourages community engagement and feedback.

### **Approval of Previous Meeting Minutes**

- Previous month meeting minutes were not available due to the previous Secretary resigning before submitting the minutes.
- The Annual WPOA meeting minutes were approved unanimously.

### **Financial Report and Audit Update**

- Chris Lane reports on the approval of the annual meeting minutes and provides an update on the financials.

- Chris Lane mentions the receipt of the audit report, noting it was fairly clean with few adjustments.
- The board is working on improving collections and has outsourced temporary accounting to streamline financial processes.
- Chris Lane highlights the progress in organizing and categorizing financial records, reducing the complexity of the balance sheet and P&L statements.

### **Manager's Report and Employee/Member Recognition**

- Todd Wilkin praises the productivity of the recent workshop and thanks the board for their positivity.
- Todd Wilkin announces Zach Franklin as the Employee of the Month for his dependability, hard work, and cost-saving contributions.
- Kim Kramer is recognized as the Member of the Month for her efforts as the campground liaison.
- Todd Wilkin discusses the lake's water levels and the need for rain, mentioning the lake valve closure and the impact on direct discharge.

### **Campground and Maintenance Updates**

- Todd Wilkin provides updates on the campground and the need for a campground manager.
- The maintenance team continues to work on lake-related projects, and the swimming pools are now full.
- Todd Wilkin mentions the potential use of a trench down to the lake at Squaw Valley for kayak and canoe launches, including the installation of floating docks
- The board is exploring ACH payment options and partnering with a law firm to assist with collections of bad debt.

### **Election Buddy**

- Manager Wilkin gave an update on the election buddy program and advised that members would need an email address and cell phone number to utilize the Program.

### **Marina Situation and Legal Clarifications**

- Mike Bisbe addresses the Marina situation, emphasizing the lessee's responsibility for the underground storage tank.
- The board is considering paying for the tank if necessary to ensure fuel availability for the community.
- Mike Bisbe explains the board's decision-making process and the involvement of the new law firm in addressing the tank issue.
- The board is committed to transparency and ensuring the community's interests are protected.

### **Committee Announcements and New Business**

- Mike Bisbe announces the formation of various committees and the appointment of new members.
- The board is accepting applications for three open board seats, with a deadline of May 15.
- Mike Bisbe discusses the lounge inventory issues and the board's commitment to addressing it.
- The board decides not to purchase the Tom Shaw road properties due to logistical and financial considerations.

### **Community Organizations and Membership Comments**

- Various community organizations provide updates on their activities, including the Civic Club, Water Sports Club, Lake Waynoka Women's Club, and Art Club.
- Ed VonLehmden raises concerns about the board's decision-making process and the impact on the campground.
- Rachel Nix Burke and Melissa Schwarber propose a community farmers market, which the board agrees to discuss further.
- Steve Meese inquires about rumors regarding the fire department and insurance rates, which Todd Wilkin clarifies as unfounded.

### **Final Remarks and Adjournment**

- Mike Bisbe thanks everyone for their participation and addresses any remaining questions or concerns.
- The board decides not to enter an executive session and moves to adjourn the meeting.
- The meeting concludes with a focus on moving forward with transparency and community engagement.

### **Adjournment**

- A motion to adjourn was made and received a second. The motion passed unanimously, and the meeting was adjourned at 10:30 AM.