



WAYNOKA PROPERTY OWNERS ASSOCIATION  
1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
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AGENDA  
April 11th, 2026

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES REVIEW

PRESIDENT COMMENTS:

REPORTS: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:

- FINANCIAL
- MANAGERIAL
- SECURITY

UNFINISHED BUSINESS:

(Comments by Board Members, Board Motion (s)/Vote)

NEW BUSINESS:

(Comments by Board Members, Board Motion (s)/Vote)

MEMBERSHIP COMPLIMENTS AND COMMENTS:

(TIME IS LIMITED TO THREE (3) MINUTES SO ALL CONCERNS CAN BE HEARD)

COMMITTEES: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:

- LONG RANGE PLANNING
- LAKE ADVISORY
- BUILDING COMMITTEE
- RULES & REGULATIONS
- CAMPGROUND
- ELECTIONS INSPECTORS/NOMINATING CHAIRMAN

COMMUNITY ORGANIZATIONS:

SUBMIT MONDAY BY 4PM FOLLOWING PUBLIC MEETING IN WRITING, FOR INCLUSION IN NEWSLETTER/EVENTS

- CIVIC CLUB
- WATER SPORTS CLUB
- SHAWNEE WOMEN'S CLUB
- ART CLUB
- LAKE

Executive Session: (If required)

ADJOURN

CURRENT BOARD MEMBERS

- Sue Eads..... President
- Mike Bisbe .... Vice President
- Nancee Klein ... Secretary
- Chris Lane..... Treasurer
- Rob Bynum..... Member at Large
- Charles Miller
- David Wagner
- Doris Kitchen
- Ed Mulloy

**WAYNOKA PROPERTY OWNERS ASSOCIATION  
TREASURER'S REPORT; ACCOUNTS BALANCES**

GENERAL OPERATING FUNDS:	3/31/2026	3/31/2025
OPERATING CHECKING/PEOPLES	\$376,361.82	\$697,200.83
CHARGE CARD ACCOUNT	\$266,823.73	\$414,450.84
OPER SAVINGS/FIRST STATE BANK	\$401,046.64	\$805.80
RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$161,105.65
LOTTERY CHECKING	\$3,506.05	\$3,710.52
<b>TOTAL OPERATING FUNDS:</b>	<b>\$1,431,809.98</b>	<b>\$1,277,273.64</b>
<b>ASSESSMENTS</b>		
\$175.00 ROADS ASSESSMENT	\$343,797.52	\$256,857.31
\$130.00 LAKE ASSESSMENT	\$321,448.12	\$235,207.61
\$130.00 IMPROVEMENT ASSESSMENT	\$174,291.41	\$398,235.21
CAMPGROUND IMPROVEMENT	\$60,030.18	\$120,936.91
<b>TOTAL</b>	<b>\$899,567.23</b>	<b>\$1,011,237.04</b>
<b>WPOA INVESTMENTS:</b>		
* 1ST STATE CDARS #1031845552	\$193,866.58	\$185,862.24
Peoples CD	\$146,377.97	\$137,483.78
1ST STATE CDARS #700700590	\$53,913.04	\$53,913.04
1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
<b>TOTAL INVESTMENTS:</b>	<b>\$549,265.02</b>	<b>\$532,366.49</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$2,880,642.23</b>	<b>\$2,820,877.17</b>

2026 INCOME END OF MARCH	2026	2026 EXPECTED
\$1,559,041.36	48%	47%
2026 EXPENSES END OF MARCH		
\$792,519.22	25%	21%

## **Treasurer Report Month Ending March 2026**

### **Operating Funds**

March's total operating income was \$1,010,157.13.

March's total operating expenses were \$213,869.92, with no unexpected costs.

The operating fund balance at the end of March was \$1,431,809.98.

Operating income for the year at the end of March was \$1,559,041.36. That is 48% of the plan for 2026. The expected income was 47% at the end of March, so 1% was over budget.

At the end of March, operating expenses for the year were \$792,519.22. That is 25% of the plan for 2026. The expected expense at the end of March was 21%, so 4% over budget.

### **Allocated Assessment Funds**

The income for allocated operating assessments in March was \$456,555.40.

Assessment account expenditures in March totaled \$139,172.45.

The balance of all allocated assessment accounts at the end of March was \$899,567.23.

### **Invested Funds**

Invested Reserves at the end of March totaled \$549,265.02.

Total cash on hand at the end of March was \$2,880,642.23.



## General Manager Report

We had a very productive and positive month here at Lake Waynoka, with several important transitions, operational improvements, and community initiatives underway.

One of the most significant developments was the onboarding of our new third-party accounting firm. This transition comes at an ideal time, as we also recognize and extend our sincere appreciation to Ms. Kay Bundy, who retired last week after an incredible 42 years of dedicated service to Lake Waynoka. Her commitment, institutional knowledge, and dedication to this community have been truly invaluable, and we wish her nothing but the best in her well-deserved retirement.

On the operational side, we opened the lake valve on April 6 and plan to keep it open through April 21. This is part of our ongoing lagoon management process in accordance with EPA guidance, and we will continue to monitor conditions closely throughout this period to ensure compliance and effectiveness.

Our Maintenance Team has been extremely busy over the past several weeks and continues to do an outstanding job preparing the community for the upcoming season. They are currently beginning the 7-week process of getting the exterior pools up and fully operational, which is a significant undertaking. We greatly appreciate their continued hard work and dedication.

I would also like to extend a special thank you to Chris Bales, Dan Pike, and their crew for their exceptional efforts in completing the campground work and successfully getting it through inspection. The quality of the work was outstanding and is a great example of the pride and craftsmanship our teams bring to the community.

As we move into spring, road maintenance is also a priority. If you notice potholes in your area, please contact the Administration Office so we can schedule repairs and address them as quickly as possible.

You may have also noticed areas around the community marked with split rail fencing and tarps. The Garden Club has begun work on several pollinator gardens throughout the lake. These gardens are designed to support migrating butterflies and enhance the natural beauty of our community. We appreciate the Garden Club's efforts in bringing this initiative to life.

We are also pleased to announce that Mellisa Perry-Klein has stepped into her new role as Events Coordinator. Mellisa will be leading our community events and activities moving forward and can be reached at [events@lakewaynoka.com](mailto:events@lakewaynoka.com). We are excited to see continued growth and engagement in our community programming under her leadership.

A significant portion of this past month has been focused on the Marina Lease matter. The Court ruled in favor of the WPOA and upheld the eviction. Since that ruling, the current



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operator has filed two motions for a stay and has appealed the decision to the 12th District Court. We are actively working through this process and preparing for the scheduled move-out on Monday, April 13, at 9:00 PM, pending any further court decisions.

Overall, this has been a month of progress, transition, and continued focus on strengthening and improving the Lake Waynoka community. We remain committed to maintaining the quality of life our members expect while proactively addressing both operational and legal matters as they arise.

Respectfully submitted,

Todd Wilkin  
General Manager

# Lake Waynoka Police & Front Gate: Monthly Report

March 2026

Calls for Service	<b>39</b>	Animal Complaints	<b>9</b>
Arrests	<b>0</b>	Grinder Pumps	<b>12</b>
Reports	<b>19</b>	Squad Calls	<b>5</b>
Citations	<b>1</b>	Fire Runs	<b>0</b>
Warnings	<b>16</b>	Security Checks	<b>58</b>

## Gate Counts

RFID Front- 17,734	Front Guest Lane- 9,225
RFID Rear Entry- 17,405	Rear Exit- 20,889

## Vehicle Information

Vehicle <b>1391</b>	Fuel- 58.0 gal	Miles Driven- 747.0
Vehicle <b>1591</b>	Fuel- 66.0 gal	Miles Driven- 1,000
Vehicle <b>2091</b>	Fuel- 98.1 gal	Miles Driven- 862.0

## Other Information from the Lake Waynoka Police Department

**RFID/DECAL REMINDER:** It is that time of year again! RFID renewals have started and reminder signs have been placed at the front and back gate entrances. Please ensure that all membership dues are paid and all applicable decals are renewed by April 30, 2026.

*"The membership year of the WPOA shall begin on the first day of March and end on the last day of February each year. DUES are due and payable the first day of the membership year, are past due April 1st, and are delinquent April 30th. (Motion # 290, August 11, 2018)"*

**NEW GOLF CART DECAL DESIGN:** Golf cart decals have been redesigned for 2026 to optimize readability and ensure safety. New 2026 decals are 4"x5" in a rectangular shape and must be placed on the left rear of all golf carts.

**BURN BAN:** Per Ohio Revised Code 1503.18, the burn ban began on March 1, 2026, and remains in effect through the end of May 2026. Burning is prohibited across the state from 6:00am-6:00pm in unincorporated areas. Signs advising of the burn ban are posted at the front and back gate entrances during the affected months. For more information, please visit <http://ohiodnr.gov/>

Members who wish to burn during permitted hours are to call the front gate to advise of any planned burning prior to initiating (In accordance with WPOA Rules & Regulations (Volume 1) Section II(2)).

## Building Permits 2026

	March	YTD
Residence	0	3
Dock/boat lift	2	11
Additions	0	1
Repair/Replace	0	1
Pool	0	0
Deck	0	2
Garage	0	3
Storage	0	1
Boat Cover	0	0
Fence	1	2
Misc	<u>1</u>	<u>1</u>
Totals	4	25