



WAYNOKA PROPERTY OWNERS ASSOCIATION

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AGENDA August 8th, 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
FRONT GATE

UNFINISHED BUSINESS:

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

NEW BUSINESS:

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

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
QUILTS OF VALOR

MEMBERSHIP COMPLIMENTS AND COMMENTS:

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

Executive Session: (If required)

ADJOURN

CURRENT BOARD MEMBERS

Mike Bisbe..... President
Ed Mulloy..... Vice President
George Baker ...Secretary
Chris Lane.....Treasurer
Rob Bynum.....Member at Large
Doris Kitchen
Mark Morrison
Jody Klekamp
Jeff Rush

WAYNOKA PROPERTY OWNERS ASSOCIATION

TREASURER'S REPORT; ACCOUNTS BALANCES

GENERAL OPERATING FUNDS:		6/30/2026	6/30/2025
	OPERATING CHECKING/PEOPLES	\$352,310.12	\$230,695.88
	CHARGE CARD ACCOUNT	\$120,555.19	\$182,332.95
	OPER SAVINGS/FIRST STATE BANK	\$401,179.71	\$400,857.17
	RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$384,071.74
	LOTTERY CHECKING	\$3,405.73	\$3,617.39
TOTAL OPERATING FUNDS:		\$1,261,522.49	\$1,201,575.13
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$387,502.81	\$305,454.50
\$130.00	LAKE ASSESSMENT	\$291,575.92	\$280,250.01
\$130.00	IMPROVEMENT ASSESSMENT	\$146,718.43	\$276,353.18
	CAMPGROUND IMPROVEMENT	\$69,697.87	\$123,154.86
TOTAL		\$895,495.03	\$985,212.55
WPOA INVESTMENTS:			
*	1ST STATE CDARS #1031845552	\$194,419.57	\$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
TOTAL INVESTMENTS:		\$549,818.01	\$532,366.49
TOTAL ALL ACCOUNTS:		\$2,706,835.53	\$2,719,154.17

2026 INCOME END OF JUNE	2026	2026 EXPECTED
\$2,273,300.16	70%	72%
2026 EXPENSES END OF JUNE		
\$1,554,539.31	49%	49%

Treasurer Report Month Ending June 2026

Operating Funds

June's total operating income was \$198,299.26.

June's total operating expenses were \$300,264.26, with no unexpected costs.

The operating fund balance at the end of June was \$1,261,522.49.

Operating income for the year at the end of June was \$2,273,300.16. That is 70% of the plan for 2026. The expected income was 72% at the end of June, so 2% was under budget.

At the end of June, operating expenses for the year were \$1,554,539.31. That is 49% of the plan for 2026. The expected expense at the end of June was 49%, so on budget.

Allocated Assessment Funds

The income for allocated operating assessments in June was \$11,562.25.

Assessment account expenditures in June totaled \$38,726.93.

The balance of all allocated assessment accounts at the end of June was \$895,495.03.

Invested Funds

Invested Reserves at the end of June totaled \$549,818.01.

Total cash on hand at the end of June was \$2,706,835.53.



General Manager's Report

July 2026

During July, we remained focused on strengthening the Association's daily operations, maintaining responsible financial oversight, advancing long-term infrastructure planning, and supporting the programs and services that benefit the Lake Waynoka community.

The month was productive and required continued coordination among the Board of Trustees, Association staff, contractors, professional advisors, community organizations, and residents. Management's efforts remained centered on protecting the Association's resources, improving service delivery, addressing current needs, and preparing the community for future opportunities and challenges.

Financial Stewardship and Budget Oversight — 20%

A significant portion of our time during July was dedicated to financial review, budget oversight, expense monitoring, and preparation for financial discussions with the Board of Trustees.

Management continued evaluating the Association's financial performance, reviewing departmental activity, monitoring revenues and expenditures, and identifying opportunities to improve operational efficiency. Work was also completed to prepare financial information and supporting documentation for upcoming meetings and long-term planning discussions.

These efforts are essential to ensuring that Association resources are managed responsibly, transparently, and in a manner that supports both current operational needs and future community priorities. We remain committed to providing the Board with accurate and timely information so that financial decisions can be made with a clear understanding of their short- and long-term impact.

Infrastructure and Capital Planning — 25%

Infrastructure and capital planning represented the largest area of focus during July. Management continued addressing immediate maintenance concerns while also advancing discussions regarding the long-term reliability and sustainability of the community's water, sewer, roadway, facility, and utility infrastructure.

Work during the month included coordination related to water-system repairs, evaluation of future water and sewer improvements, discussions with engineering and professional partners, and continued planning for projects that will support Lake Waynoka's long-term needs.

We also continued gathering information, reviewing potential solutions, and evaluating projected costs so that the Board may make informed and responsible capital-planning decisions.

These efforts are intended to reduce future operational risks, improve the reliability of essential services, and create a more proactive approach to maintaining the Association's infrastructure. Careful



planning today will help the community avoid unnecessary disruptions and better prepare for future growth, repairs, and regulatory requirements.

Operations and Community Services — 20%

Daily operational oversight remained a major priority throughout July. We worked closely with Association staff, contractors, vendors, community partners, and volunteers to maintain services and respond to operational needs throughout the community.

This work included oversight of campground operations, Association facilities, maintenance activities, community events, restaurant-related planning, and other services that contribute to the overall quality of life at Lake Waynoka.

We also continued evaluating staffing needs, departmental responsibilities, service expectations, and opportunities to improve coordination between the Association's various operational areas.

Many of these responsibilities occur behind the scenes but are essential to keeping the Association functioning effectively. The continued cooperation and dedication of Association employees and community partners played an important role in addressing daily needs and maintaining a positive experience for residents and visitors.

Governance and Strategic Planning — 20%

Management continued to support the Board of Directors by preparing reports, recommendations, agreements, meeting materials, and other information necessary for thoughtful decision-making.

Time was dedicated to reviewing contracts and lease-related matters, coordinating with legal counsel, evaluating policies and procedures, and advancing several long-term initiatives. We also participated in meetings and discussions concerning Association governance, financial planning, community operations, and future projects.

This work helps ensure that decisions are properly researched, clearly documented, and aligned with the Association's governing documents and long-term interests.

Strong governance requires careful preparation, open communication, and a willingness to evaluate both immediate concerns and future consequences. Management remains committed to providing the Board with the information and professional support necessary to make responsible decisions on behalf of the community.

Member Services and Communication — 10%

Throughout July, we responded to a wide range of member questions, concerns, requests, and suggestions.



Meetings, telephone conversations, emails, and in-person discussions were held with residents, staff members, Board members, community organizations, contractors, and other stakeholders regarding a variety of Association matters.

Management remains committed to listening carefully, communicating respectfully, and working toward practical and positive solutions. While not every matter can be resolved immediately, we try our best to have timely communication and consistent follow-up.

Maintaining an open line of communication between management, the Board, and the membership is essential to building trust and ensuring that community concerns are appropriately evaluated and addressed.

Environmental and Lake Stewardship — 5%

Environmental and lake-management efforts during July included continued evaluation of aquatic vegetation, algae, and overall lake conditions.

Management coordinated with lake-management professionals and Association staff to better understand the presence and growth of brittle naiad and southern naiad. Treatment methods, contractor options, pricing, and potential long-term management strategies were also evaluated.

Additional discussions focused on identifying effective and financially responsible options for addressing weeds and algae while protecting the environmental and recreational value of the lake.

This work will assist the Association in developing a thoughtful and informed lake-management strategy that balances environmental stewardship, recreational use, treatment effectiveness, and financial responsibility.

Looking Ahead

As the Association moves forward, we will continue focusing on financial responsibility, infrastructure planning, operational improvements, effective governance, lake stewardship, and responsive service to the membership.

Priorities in the coming weeks will include continued financial review, preparation for upcoming Board discussions, advancement of infrastructure and capital-planning initiatives, evaluation of lake-treatment options, support for community operations, and follow-up on ongoing contractual and legal matters.

July was a productive month, and the progress achieved reflects the continued cooperation of the Board of Trustees, Association staff, volunteers, contractors, professional advisors, and community members who contribute their time, knowledge, and expertise to Lake Waynoka.

We appreciate the opportunity to serve the community and remains committed to protecting the Association's resources, improving its operations, and supporting a strong and sustainable future for Lake Waynoka.

**Lake Waynoka Police Department & Front Gate
Monthly Report**

July 2026

Calls for Service	51	Animal Complaints	11
Arrests	0	Grinder Pumps	8
Reports	28	Squad Calls	13
Citations	3	Fire Runs	1
Warnings	23	Security Checks	55

Gate Counts

Front Guest Lane- 15,846	RFID Front Entrance – 18,983
RFID Back Entrance- 19,307	Back Exit- 24,719

Vehicle Information

Vehicle 1391	Fuel- 78.6 gal	Miles Driven- 946.0
Vehicle 1591	Fuel- 91.0 gal	Miles Driven- 1,318
Vehicle 2091	Fuel- 73.8 gal	Miles Driven- 670.0

Lake Waynoka Building Permit Report – July 2026

A total of 15 permits were issued in July 2026, bringing the year-to-date (YTD) total to 69 permits.

Category	July	YTD
Residence	0	7
Dock / Boat Lift	2	14
Additions	1	3
Repair/Replace	2	9
Pool	1	1
Deck	3	6
Garage	0	5
Storage	3	5
Boat Cover	0	0
Fence	2	15
Miscellaneous	1	4
Total	15	69