



WAYNOKA PROPERTY OWNERS ASSOCIATION

1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171

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AGENDA

December 13, 2025

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 BisbeVice President
Nancee Klein ...Secretary
Chris Lane.....Treasurer
Rob Bynum.....Member at Large
Charles Miller
David Wagner

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

GENERAL OPERATING FUNDS:		11/30/2025	11/30/2025
	OPERATING CHECKING/PEOPLES	\$108,375.75	\$63,724.54
	CHARGE CARD ACCOUNT	\$29,606.77	\$27,724.51
	OPER SAVINGS/FIRST STATE BANK	\$101,036.05	\$25,861.74
	RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$361,105.65
	LOTTERY CHECKING	\$3,054.50	\$1,943.63
TOTAL OPERATING FUNDS:		\$626,144.81	\$480,360.07
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$89,866.68	\$926,990.03
\$130.00	LAKE ASSESSMENT	\$217,122.67	\$113,115.81
\$130.00	IMPROVEMENT ASSESSMENT	\$151,308.08	\$292,985.07
	CAMPGROUND IMPROVEMENT	\$144,897.33	\$121,895.86
TOTAL		\$603,194.76	\$1,454,986.77
WPOA INVESTMENTS:			
*	1ST STATE CDARS #10267909	\$191,308.69	\$185,862.24
	Peoples CD	\$146,248.92	\$144,020.57
	1ST STATE CDARS #700700590	\$53,913.04	\$53,913.04
	1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:		\$546,578.08	\$538,903.28
TOTAL ALL ACCOUNTS:		\$1,775,917.65	\$2,474,250.12

2025 INCOME END OF NOVEMBER	2025	2025 EXPECTED
\$3,084,064.78	94%	95%
2025 EXPENSES END OF NOVEMBER		
\$2,869,262.60	89%	91%

Treasurer Report Month Ending November 2025

Operating Funds

November's total operating income was \$93,068.83.

November's total operating expenses were \$194,420.97, with no unexpected costs.

The operating fund balance at the end of November was \$627,339.07

Operating income for the year at the end of November was \$3,084,064.78. That is 94% of the plan for 2025. The expected income was 95% at the end of November, so 1% under budget.

At the end of November, operating expenses for the year were \$2,869,262.60. That is 89% of the plan for 2025. The expected expense at the end of November was 91%, so 2% under budget.

Allocated Assessment Funds

The income for allocated operating assessments in November was \$9,715.23.

Assessment account expenditures in November totaled \$25,556.95. This includes approximately \$16K for the electrical upgrades at the pool house.

The balance of all allocated assessment accounts at the end of November was \$603,194.76.

Invested Funds

Invested Reserves at the end of November totaled \$546,578.08.

Total cash on hand at the end of November was \$1,775,917.65.



GENERAL MANAGER'S REPORT

Lake Waynoka Property Owners Association

This past year at Lake Waynoka has been one filled with hard work, progress, unexpected challenges, and continued growth as a community. While not every day has been perfect, we are proud of the overall direction in which we are moving and remain committed to improving operations, communication, and infrastructure throughout the Association.

One of our largest areas of focus this year has been our road system. Maintaining and improving our roadways is critical to the safety, appearance, and long-term value of our community. Over the past year, we were able to pave and resurface nearly three miles of roads while also addressing culvert replacements and performing general road maintenance. In total, approximately \$321,000 was invested into our roads, which included Buck Drive, Cochise Drive, Deer Crossing Drive, Gee Drive, Mustang North Cove, Pony Express, Running Bear, Spearhead Drive, and Wolverine Cove. These improvements not only provide smoother driving surfaces but also help slow future deterioration and reduce long-term repair costs.

In addition to road improvements, we also made significant investments into our buildings and facilities through the Capital Improvements budget, spending approximately \$390,000 on much-needed upgrades across the property. We replaced the doors at the Lodge to improve safety and efficiency, upgraded HVAC units in both the Recreation Center and Administration Building to help maintain a comfortable environment for staff and residents, and replaced the Lodge chairs with the help of a generous donation from the Shawnee Women's Club. We are incredibly thankful for their support and generosity, as it allowed us to make this improvement without placing additional burden on the community.

We also completed construction of new interior walls around the indoor pool area. These were built to help better control humidity inside the building and to extend the life expectancy of the Recreation Center's heating and dehumidification systems. To further support that effort, we invested approximately \$68,000 to upgrade the electrical system in the pool house to prevent the repeated failure of pool pumps, which had become a costly and ongoing issue.

In addition to facility improvements, we built a new three-bay storage facility to properly house and protect our larger equipment from weather damage and general wear. This will help extend the life of our equipment and reduce long-term repair and replacement costs. We also purchased a tractor and bush hog to improve our ability to maintain ditches, field areas, and roadside property in a more efficient and timely manner.

The lake itself remains one of our most valuable resources and a top priority. Through the Lake Fund, approximately \$145,000 has been dedicated to key lake-related projects. This included \$75,000 toward dredging efforts and \$40,000 toward AquaDoc services. We also made the down payment for new floating docks that will soon be installed at Kiddie Corral and Squaw Valley. These investments help ensure that the lake remains safe, functional, and enjoyable for years to come.

Beginning January 2, 2026, Lake Waynoka will also implement a 3 percent processing fee on all debit and credit card transactions. In 2024 alone, the Association paid roughly \$80,000 in processing fees, followed by another \$50,000 in 2025. Only \$9,000 was recovered during that same time period, which



meant the community as a whole absorbed the remainder of those costs. By implementing this fee, those costs will now be paid by those choosing to use card payments rather than by every property owner. This change will help preserve funds that can instead be used toward projects and improvements within the community.

We have also greatly enjoyed hosting monthly General Manager meetings and appreciate all who have taken the time to attend, ask questions, and share concerns. As long as the community continues to participate, we will continue these meetings. They are typically held the Monday before the second Saturday of each month. Open dialogue and transparency are important to us, and we are grateful for the respectful conversations that take place during these meetings.

Along with in-person meetings, we have placed an increased focus on communicating with residents through Facebook. The feedback we receive about these updates has been overwhelmingly positive and is greatly appreciated. We believe clear communication builds trust, and we will continue using this platform to share important updates, announcements, and event information.

This year has not been without its challenges. At times, operations have run smoothly; at other times, obstacles presented themselves that required patience, flexibility, and problem-solving. We acknowledge that we still have things to learn, but we remain committed to growing, improving processes, and finding better ways to serve the needs of the community.

One of the most significant challenges this year was addressing the manganese issue with our water system. This emergency required immediate attention and consumed an enormous amount of time and energy. However, through close coordination with Mr. Greg Wilson and the WRWSD Board, we were able to secure a \$250,000 grant in addition to a \$250,000 loan at zero percent interest. We are extremely thankful to OPWC for their assistance in making this funding possible. Because of these efforts, the community is better positioned to overcome this water treatment hurdle and protect the integrity of our system.

We also worked closely with our Engineer of Record throughout the year to review and determine the capacities of our water and sewer systems. While this process required countless hours, it was necessary work that will benefit the community for years to come by improving planning, forecasting, and long-term infrastructure decisions.

As we move into the coming year, our focus remains on stability, progress, and continued improvement. We are proud of the work that has been accomplished and thankful for the continued support we receive from the community. Lake Waynoka is a special place, and we appreciate the opportunity to serve and grow alongside each of you.

Respectfully submitted,

Todd Wilkin
General Manager

Lake Waynoka Police & Front Gate: Monthly Report

November 2025

Calls for Service	33	Animal Complaints	7
Arrests	0	Grinder Pumps	11
Reports	13	Squad Calls	7
Citations	9	Fire Runs	0
Warnings	30	Security Checks	37

Gate Counts

RFID Front- 15,910	Front Guest Lane- 8,321
RFID Rear Entry- 17,376	Rear Exit- 20,124

Vehicle Information

Vehicle 1391	Fuel- 48.3 gal	Miles Driven-709
Vehicle 1591	Fuel- 65.2 gal	Miles Driven-816
Vehicle 2091	Fuel- 71.4 gal	Miles Driven-847

Other Information from Police & Security

Reminder: The Ohio state issued burn ban was lifted December 1, 2025 and is no longer in effect.

Building Permits 2025

	November	YTD
Residence	0	34
Dock/boat lift	0	15
Additions	0	3
Repair/Replace	0	12
Pool	0	4
Deck	0	6
Garage	1	7
Storage	1	18
Boat Cover	0	1
Fence	0	20
Misc	<u>0</u>	<u>7</u>
Totals	2	127

Election Inspectors (Nan McHugh and Linda Stover) and Nominating Committee Chair (Dawn McNees)

Congratulations to the candidates elected to the Board of Trustees - Doris Kitchen, Rob Bynum and George Baker.

Thank you to all the volunteers who helped with assembling the ballot packets in October and counting the returned ballot last week. They are:

Sue Moehler	Debbie Palmer
Dennis Moehler	Cynthia Rhodes
Debbie Schultz	Betty Purdin
Cindy Harper	Kim Loucks
Scott Harper	Jay Loucks
Barry Pottinger	Linda Woods
Trish Pottinger	DeeDee Rothenbach
Chris Kiser	Pete Levermore
Tom Kiser	Margie Gray
Tony Sousa	Kelly Cain
Liz Sousa	Terry McNees