



WAYNOKA PROPERTY OWNERS ASSOCIATION
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AGENDA
July 12, 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
John Barton..... Vice President
Sean Moore..... Secretary
Chris Lane..... Treasurer
Rob Bynum..... Member at Large
Nancee Klein
Charles Miller
Mike Bisbe
David Wagner

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

GENERAL OPERATING FUNDS:		6/30/2025	6/30/2024
	OPERATING CHECKING/PEOPLES	\$123,737.62	\$98,505.32
	CHARGE CARD ACCOUNT	\$182,434.83	\$159,959.31
	OPER SAVINGS/FIRST STATE BANK	\$400,824.87	\$400,695.18
	RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$373,225.65
	LOTTERY CHECKING	\$4,083.48	\$5,612.65
TOTAL OPERATING FUNDS:		\$1,095,152.54	\$1,037,998.11
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$305,354.18	\$917,254.22
\$130.00	LAKE ASSESSMENT	\$282,794.45	\$153,124.05
\$115.00	IMPROVEMENT ASSESSMENT	\$276,231.23	\$379,489.11
	CAMPGROUND IMPROVEMENT	\$123,124.50	\$95,854.79
TOTAL		\$987,504.36	\$1,545,722.17
WPOA INVESTMENTS:			
*	1ST STATE CDARS #102667909	\$185,862.24	\$182,151.03
	Peoples CD	\$146,034.54	\$141,006.60
	1ST STATE CDARS #700700590	\$53,913.04	\$53,913.04
	1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:		\$540,917.25	\$532,178.10
TOTAL ALL ACCOUNTS:		\$2,623,574.15	\$3,115,898.38

2025 INCOME END OF JUNE	2025	2025 EXPECTED
\$2,286,827.46	69%	72%
2025 EXPENSES END OF JUNE		
\$1,624,786.49	50%	48%

Treasurer Report Month Ending June 2025

Operating Funds

June's total operating income was \$193,587.52.

June's total operating expenses were \$271,974.96, with no unexpected costs.

The operating fund balance at the end of June was \$1,095,152.54

Operating income for the year at the end of June was \$2,286,827.46. That is 69% of the plan for 2025. The expected income was 72% at the end of June, so 3% under budget.

At the end of June, operating expenses for the year were \$1,624,786.49. That is 50% of the plan for 2025. The expected expense at the end of June was 48%, so 2% under budget.

Allocated Assessment Funds

The income for allocated operating assessments in June was \$17,155.00.

Assessment account expenditures in June totaled \$163,791.16. This includes \$160,047.70 for a new tractor with bushhog and a single axle dump truck.

The balance of all allocated assessment accounts at the end of June was \$1,545,722.17.

Invested Funds

Invested Reserves at the end of June totaled \$540,917.25.

Total cash on hand at the end of June was \$2,623,574.15.



General Manager Report

As we begin our report this morning, I'd like to recognize and congratulate our Employee of the Month, Mr. Dan Pike. Dan has been a dedicated member of the Lake Waynoka staff for approximately seven years. He began his time here as the "pool guy," where he performed his duties reliably and without fail. He was quickly transitioned to the Wastewater Treatment Plant (WWTP), where he has now served for 6.5 years. Dan continues to grow in his knowledge and consistently demonstrates strong leadership and expertise. He is a valuable asset to our team. If you see Dan around the Lake, please join us in congratulating him for his hard work and dedication.

Our Member of the Month is Nan McHugh. Nan was nominated for her many years of faithful service and involvement in the Lake community. I've had the pleasure of working with her in several capacities—most notably as the President of the Shawnee Women's Club, as a member of the Elections Board, and as part of the Long Range Planning Committee. Nan always approaches conversations with a smile and a kind heart. We're thrilled to recognize her for her contributions to the community.

Moving into our updates, I want to highlight the upcoming Waynoka Day celebration. A huge thank-you goes out to Mrs. Chy King for her hard work organizing this event and coordinating with clubs, committees, and vendors. Waynoka Day is scheduled for July 19th, from 12:00 PM to 6:00 PM. We currently have approximately 100 vendors registered to participate. The event will include watermelon, bounce houses, a petting zoo for the kids, and axe throwing for the adults. There will be something for everyone to enjoy! We'll also have a dunking booth—rumor has it, a few familiar faces may end up in the hot seat! We hope to see you all there for a day full of fun and community spirit.

We also want to extend our appreciation to the sponsors, clubs, and all who participated in the events this past month. The Charlie Beard Firecracker Run on July 4th, the Golf Cart Parade, the fireworks in Sioux Cove, and the Car Show at the beginning of the month were all fantastic events. These occasions require significant planning and coordination, and we're grateful for everyone who made them possible.

The pool has seen strong attendance this summer, and we thank Evelyn and her team of lifeguards for keeping our guests safe. However, we are still experiencing some issues with the electrical power at the pool. We plan to upgrade the electrical service after the season concludes and are currently in the process of obtaining quotes for this work.

In regard to road paving, we are currently working with several contractors to determine which roads will be addressed this year. To ensure quality work, we plan to hire an independent engineer to oversee the paving process and verify it is completed according to specifications and standards.

Lake Waynoka

Waynoka Property Owners Association,
Inc.



At the campground, we are addressing several areas that remain persistently wet. We have received one quote and are waiting on two additional bids to perform the necessary work and resolve these issues effectively.

We are also working on establishing a yard waste site that will be open to the community once a month. As details are finalized, we will announce the hours of operation, location, and the process for bringing your compostable items. While this has been discussed previously, we are expediting the implementation due to recent illegal dumping incidents, particularly on the north side of the lake, which we are currently working to clean up. To those who reported the issue and voiced concern—thank you. We will get it addressed.

A quick reminder about golf carts: You must be 16 years old and have a valid driver's license to operate a golf cart around the Lake. We are planning changes to next year's golf cart decals to better identify violations of this rule. It is unsafe and against policy for anyone under 16 to drive a golf cart, and we are taking steps to ensure the safety of all members and guests.

Finally, we continue to enforce codes, rules, and regulations throughout the Lake. Over the past month, we have sent numerous letters regarding boats not properly decaled, property maintenance issues, and have cited multiple individuals for trespassing and for assisting others in unauthorized access to the Lake. We appreciate your cooperation in helping us maintain a safe and respectful community.

Thank you again to all staff, members, and volunteers who continue to make Lake Waynoka a vibrant and thriving community.

Respectfully,
Todd Wilkin
General Manager

Lake Waynoka Police & Front Gate: Monthly Report

June 2025

Calls for Service	51	Animal Complaints	7
Arrests	1	Grinder Pumps	11
Reports	32	Squad Calls	17
Citations	17	Fire Runs	0
Warnings	27	Livewell Checks	21
Security Checks	60		

Call for Service Breakdown of Main Access Areas (Excluding Parking Lot Area)

Campground	8	Rec. Center	1
Lounge	0	Lodge	1

Gate Counts

RFID Front- 19,473	Front Guest Lane- 16,568
RFID Rear Entry- 19,055	Rear Exit- 24,906

Vehicle Information

Vehicle 1391	Fuel- 77.4 gal	Miles Driven-913
Vehicle 1591	Fuel- 76.5	Miles Driven-1,004
Vehicle 2091	Fuel- 24.1 gal	Miles Driven-72.6

Other Information: Hugh Redmon has accepted a full-time position as police officer with the Lake Waynoka Police Department and will begin training on August 4, 2025. Officer Redmon joins our department with 30 years of experience after finishing his career as an officer with the State of Ohio Department of Taxation. Officer Redmon will be a great asset to our department with his vast experience, training, and knowledge.

Please let us all give Officer Redmon a warm welcome to our community upon his arrival. His training will be completed in the weeks following his starting date, and he will fill our last open full-time police officer position, allowing the police department to resume maximum staffing and police coverage.

Building Permits 2025

	June	YTD
Residence	1	27
Dock/boat lift	0	13
Additions	0	1
Repair/Replace	1	5
Pool	0	2
Deck	0	4
Garage	1	4
Storage	1	5
Boat Cover	0	1
Carport	0	0
Fence	2	10
Misc	<u>2</u>	<u>3</u>
Totals	8	75