



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
FAX: 937-446-3253

AGENDA
June 14, 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

COMMUNITY SUGGESTIONS:

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

UNFINISHED BUSINESS:

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

NEW BUSINESS:

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

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

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

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:		5/31/2025	5/31/2024
	OPERATING CHECKING/PEOPLES	\$245,222.63	\$57,824.31
	CHARGE CARD ACCOUNT	\$315,833.38	\$291,221.92
	OPER SAVINGS/FIRST STATE BANK	\$300,794.21	\$400,654.34
	RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$373,225.65
	LOTTERY CHECKING	\$4,552.58	\$5,601.91
TOTAL OPERATING FUNDS:		\$1,250,474.54	\$1,128,528.13
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$304,453.51	\$909,035.58
\$130.00	LAKE ASSESSMENT	\$282,700.98	\$189,542.30
\$115.00	IMPROVEMENT ASSESSMENT	\$436,129.35	\$388,843.83
	CAMPGROUND IMPROVEMENT	\$123,092.56	\$84,612.46
TOTAL		\$1,146,376.40	\$1,572,034.17
WPOA INVESTMENTS:			
*	1ST STATE CDARS #102667909	\$185,862.24	\$182,151.03
	Peoples CD	\$145,991.14	\$140,403.67
	1ST STATE CDARS #700700590	\$53,913.04	\$53,913.04
	1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:		\$540,873.85	\$531,575.17
TOTAL ALL ACCOUNTS:		\$2,937,724.79	\$3,232,137.47

2025 INCOME END OF APRIL	2025	2025 EXPECTED
\$1,473,586.17	63%	65%
2025 EXPENSE END OF April		
\$644,328.62	37%	38%

Treasurer Report Month Ending May 2025

Operating Funds

May's total operating income was \$259,541.32.

May's total operating expenses were \$270,553.40, with no unexpected costs.

The operating fund balance at the end of May was \$1,291,356.17

Operating income for the year at the end of May was \$2,090,059.07. That is 63% of the plan for 2025. The expected income was 65% at the end of May, so 2% under budget.

At the end of May, operating expenses for the year were \$1,213,570.44. That is 37% of the plan for 2025. The expected expense at the end of May was 38%, so 1% under budget.

Allocated Assessment Funds

The income for allocated operating assessments in May was \$29,560.50.

Assessment account expenditures in May totaled \$24,337.55. This includes \$19,250.00 for Aqua Doc Services.

The balance of all allocated assessment accounts at the end of May was \$1,146,376.40.

Invested Funds

Invested Reserves at the end of May totaled \$540,837.85.

Total cash on hand at the end of May was \$2,937,724.79.



General Manager's Report

To start off my report this month, I want to announce our Employee and Member of the Month.

The Employee of the Month is Mrs. Kay Bundy. Kay has been employed by Lake Waynoka as a full-time employee for over 36 years. Kay started working at the restaurant in 1973. She came back to work for the Lake in 1989 in maintenance, worked in WRWSD for 31 years, and has been the Office Manager since 2023. She was nominated by her peers and voted as the Employee of the Month. Congratulations!

The Member of the Month is Ms. Betty Purdin. Betty has lived here at the Lake since the beginning. I heard it said that "Betty is the Bomb," and "If you don't know Betty, you don't know Lake Waynoka!" Betty has been involved in many great efforts throughout the years, including arranging events and dances for the youth of the Lake, fireworks at the Lake, and I think she is a member of every club here at the Lake. She has served on the board for approximately 20 years, with many of those years as President of the Board. Let's all recognize Betty as the Member of the Month.

Pool Issues

We encountered a few challenges with the pool early in the season, but our team worked hard to address them as quickly and efficiently as possible. I feel that we have kept the community up to date on the issues surrounding the pool through our Facebook page. Thank you to all residents for your patience during those initial hiccups.

Lounge Update

I want to thank our new Management Team that has been operating the Lounge since May 18th. If you have visited the Lounge, hopefully you have had a chance to meet Mr. Mark Clyburn, who is now operating the Lounge. Through Mr. Clyburn's efforts, the Lounge continues to see updates, including improved activities and enhanced cleanliness standards, to make it a more welcoming space for all. Stay tuned as they roll out more improvements in the coming weeks.

Marina Update

The Marina is open and active. If you need fuel for your boat, the Marina is still operating the pumps. If you need a snack or refreshing beverage, you can get that at the Marina as well.

Marina Pointe

I want to thank Mr. Ron Garland for all of his efforts at Marina Pointe. I declared him the Mayor of the Pointe due to his dedication and efforts to ensure there are activities and that the area looks great. Without his help, the Pointe would look much different.

Lake Waynoka

Waynoka Property Owners Association,
Inc.



Rubber Duck Regatta, Music on the Green, & Memorial Day Weekend

May brought with it some fantastic community events:

- The Rubber Duck Regatta was a splash hit—thank you to everyone who participated and supported the fun. The Shawnee Women's Club knows how to have fun!
- Our first Music on the Green event was a great success, with families, friends, and neighbors enjoying the good weather and great tunes.
- Music and a food truck at the Campgrounds were enjoyed by many.
- Memorial Day Weekend was very busy—and most importantly, safe. We thank our community for coming together to honor the brave men and women who made the ultimate sacrifice.

Boat Patrol & Lake Safety

Our Boat Patrol is now active and out on the water. Their presence is a reminder to all of us to stay vigilant and practice good boating safety.

We're still seeing some issues related to boat certifications, and we urge everyone to double-check that your vessel is registered and compliant with lake policies. Safety is not optional—it's essential.

We're also emphasizing general safety around the lake—from watercraft etiquette to observing wake zones and protecting swimmers. Please take all lake rules seriously for the well-being of all.

Insurance Rates

We wanted to share the great news that the Lake's general insurance has been renewed for another year. We were able to achieve savings on the insurance premiums of over 13% (approximately \$20,000.00), and we are hopeful that we can change the renewal cycle to every three years instead of annually, beginning next year.

In Case of Emergency

Whether it's suspicious activity or a medical concern, please remember call 911 or the non-emergency number at (937) 378-4155.

I personally witnessed how quickly our local response teams act when called. It makes a difference, and your call could save a life or prevent an incident.

Many individuals call the front gate expecting they are contacting dispatch—but they are not. If there is a need that requires a police officer, please call the appropriate numbers. The front gate is not a dispatch center. Also, please do not call the Sheriff's Office directly, as the dispatch center is located in a separate building, which can further delay response times.

Thank You,

Todd Wilkin, General Manager

Lake Waynoka Police & Front Gate: Monthly Report

May 2025

Calls for Service	43	Animal Complaints	9
Arrests	3	Grinder Pumps	19
Reports	28	Squad Calls	11
Citations	9	Fire Runs	0
Warnings	19	Livewell Checks	26
Security Checks	68		

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

Campground	4	Rec. Center	1
Lounge	0	Lodge	0

Gate Counts

RFID Front- 17,698	Front Guest Lane- 13,160
RFID Rear Entry- 17,418	Rear Exit- 21,897

Vehicle Information

Vehicle 1391	Fuel- 88.1 gal	Miles Driven-1,079
Vehicle 1591	Fuel- N/A	Miles Driven-29.0
Vehicle 2091	Fuel- 98.4 gal	Miles Driven-937.0

Reminder: Per Ohio Revised Code section 1503.18, the burn ban has been lifted as of June 1, 2025.

Other Information: Officer Cody Powell has resigned from his full-time position with the Lake Waynoka Police Department to pursue endeavors with his small business. We wish him all the best and thank him for his service.

Jamison Underwood has accepted a full-time position as police officer with the Lake Waynoka Police Department and has already begun his training. Officer Underwood joins our department with 28 years of experience with the State of Ohio and began his law enforcement career with a lake community. Officer Underwood will be a great asset to our department with his experience and training. Please let us all give a warm welcome to him. His training will be completed in the next few weeks, and he will fill a large part of our coverage needs.

Building Permits 2025

	May	YTD
Residence	5	26
Dock/boat lift	1	13
Additions	0	1
Repair/Replace	0	4
Pool	0	2
Deck	2	4
Garage	2	3
Storage	0	4
Boat Cover	0	1
Carport	0	0
Fence	5	8
Misc	<u>1</u>	<u>1</u>
Totals	16	67