



WAYNOKA PROPERTY OWNERS ASSOCIATION
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AGENDA
March 14, 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:	2/28/2026	2/28/2025
OPERATING CHECKING/PEOPLES	\$407,777.57	\$186,066.93
CHARGE CARD ACCOUNT	\$100,979.83	\$101,932.49
OPER SAVINGS/FIRST STATE BANK	\$11,046.64	\$825.30
RESERVE OPERATING/FIRST STATE BANK	\$284,071.74	\$161,105.65
LOTTERY CHECKING	\$3,561.05	\$3,498.71
TOTAL OPERATING FUNDS:	\$807,436.83	\$453,429.08
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$94,942.96	\$119,347.18
\$130.00 LAKE ASSESSMENT	\$165,819.96	\$142,100.42
\$130.00 IMPROVEMENT ASSESSMENT	\$96,420.01	\$298,923.69
CAMPGROUND IMPROVEMENT	\$96,110.46	\$123,378.17
TOTAL	\$453,293.39	\$683,749.46
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1031845552	\$193,101.52	\$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:	\$548,499.96	\$532,366.49
TOTAL ALL ACCOUNTS:	\$1,809,230.18	\$1,669,545.03

2026 INCOME END OF FEBRUARY	2026	2026 EXPECTED
\$513,104.34	16%	18%
2026 EXPENSES END OF FEBRUARY		
\$476,707.11	15%	14%

Treasurer Report Month Ending February 2026

Operating Funds

February's total operating income was \$418,433.20.

February's total operating expenses were \$227,569.23, with no unexpected costs.

The operating fund balance at the end of February was \$807,436.83.

Operating income for the year at the end of February was \$513,104.34. That is 16% of the plan for 2026. The expected income was 18% at the end of February, so 2% was under budget.

At the end of February, operating expenses for the year were \$476,707.11. That is 15% of the plan for 2026. The expected expense at the end of February was 14%, so 1% over budget.

Allocated Assessment Funds

The income for allocated operating assessments in February was \$187,173.47.

Assessment account expenditures in February totaled \$60,168.23.

The balance of all allocated assessment accounts at the end of February was \$453,293.39.

Invested Funds

Invested Reserves at the end of February totaled \$548,499.96.

Total cash on hand at the end of February was \$1,809,230.18.



GENERAL MANAGER'S REPORT

I would like to take a moment to provide an update on several key initiatives and accomplishments from the past month.

Avian Bird Flu Response

Over the past several weeks, our team has been actively managing the effects of avian bird flu within the community. To date, we have removed just over 160 deceased geese from the lake and surrounding areas. This has been an ongoing effort by our maintenance staff to ensure the health and cleanliness of our environment. I want to thank our team for their diligence and prompt response in addressing this issue.

Recycling Program Survey

As part of our ongoing efforts to improve services and sustainability within the community, we have launched a Recycling Program Survey. This survey was distributed through an email blast to members, shared on our Facebook page, and posted on the Lake Waynoka website. We encourage all members to take a few minutes to complete the survey so we can better understand community interest and determine the feasibility of implementing a recycling program.

Entrance Improvements

The split rail fencing at the front entrance of the lake has been replaced, and the improvement looks fantastic. I would like to extend a sincere thank you to our maintenance team and our contracting partners for completing this work efficiently and helping enhance the appearance of our entrance to the community.

Campground Water System and EPA Compliance

Since February 25, we have been working closely with the EPA and the Health Department regarding matters related to our water systems, particularly within the campground.

As many of you know, the WRWSD and the water plant supply water to the campground, which places that portion of the system under EPA oversight. Once the water is distributed within the campground, the WPOA becomes responsible for ensuring compliance with Health Department regulations, particularly with regard to preventing cross-contamination in the water supply.

Following the scheduled EPA inspection on February 25, several items were verbally identified that require correction before the campground water system can be activated. These items include:

- Backflow prevention on the water mains entering the lake
- Backflow prevention at the campground dump stations and associated frost-free hydrants
- Vacuum breakers at every water supply connection within the campground



We were informed that the water to the campground cannot be turned on until these issues are corrected, tested, and inspected.

Immediately following the inspection, we coordinated with the Health Department to meet onsite and began sourcing the materials necessary to bring the system into compliance. Initially, we were told that parts would take approximately three weeks to arrive, followed by two weeks of labor to complete the work.

Thankfully, Mr. Dan Pike worked closely with Mr. Rob Bynum and their contacts at Ferguson Supply, and they were able to locate many of the required materials much sooner than expected. As a result, most of the parts are scheduled to arrive this Wednesday, reducing the original lead time from three weeks to approximately one week.

While there is still a significant amount of work ahead, this progress puts us in a much better position to complete the necessary upgrades. The total cost of these improvements is currently estimated to be between \$20,000 and \$30,000.

I would again like to thank Rob Bynum and Dan Pike for their efforts in helping expedite these materials. We now turn our attention to Chris Bales and his team, who will be working to complete the installation and inspections as we strive to open the campground on schedule.

Lake Level and Seasonal Operations

The lake has returned to full pool. As a reminder, each April we open the gate valve to allow lake water to help dilute the sewer lagoon as part of the process of reintroducing treated water back into the environment. We will communicate the specific timing of this process as we get closer to the scheduled opening.

Floating Docks

The floating docks for Kiddie Coral and Squaw Valley are scheduled to arrive and be installed the third week of April.

Closing

Overall, the past month has involved a great deal of coordination, problem-solving, and teamwork across multiple departments and partners. I appreciate the efforts of our staff, board members, volunteers, and community partners who continue to help move important projects forward and keep Lake Waynoka operating smoothly.

Thank you for your continued support.

Respectfully submitted,

Todd Wilkin
General Manager

Lake Waynoka Police & Front Gate: Monthly Report

February 2026

Calls for Service	28	Animal Complaints	6
Arrests	0	Grinder Pumps	7
Reports	16	Squad Calls	9
Citations	1	Fire Runs	0
Warnings	10	Security Checks	64

Gate Counts

RFID Front- 12,120	Front Guest Lane- 6,871
RFID Rear Entry- 10,631	Rear Exit- 16,551

Vehicle Information

Vehicle 1391	Fuel- 61.1 gal	Miles Driven- 805.0
Vehicle 1591	Fuel- 70.0 gal	Miles Driven- 1,010
Vehicle 2091	Fuel- 79.0 gal	Miles Driven- 691.0

Other Information from the Lake Waynoka Police Department

Reminder: Per Ohio Revised Code 1503.18, the burn ban began on March 1, 2026, and remains in effect through the end 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

	February	YTD
Residence	1	3
Dock/boat lift	5	9
Additions	1	1
Repair/Replace	1	1
Pool	0	0
Deck	2	2
Garage	1	3
Storage	0	1
Boat Cover	0	0
Fence	0	1
Misc	<u>0</u>	<u>0</u>
Totals	11	21