



WAYNOKA PROPERTY OWNERS ASSOCIATION

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AGENDA October 10th, 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)

Variances: Lot #1698
1872
1864

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
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



LAKE WAYNOKA PROPERTY OWNERS ASSOCIATION

General Manager's Monthly Report

October 2026

As we transition into the final quarter of 2026, our administrative and operational teams remain focused on strengthening the long-term financial stability, infrastructure, and overall management of Lake Waynoka. This past month has been particularly busy, with significant time and effort dedicated to preparing the 2027 budget, improving our organizational structure, evaluating the condition of our lake, and planning for future capital improvements.

While much of this work takes place behind the scenes, these initiatives are essential to ensuring that Lake Waynoka continues to be a desirable, financially responsible, and well-maintained community for our property owners.

1. 2027 Budget Development and Financial Planning

A substantial portion of our administrative efforts over the past month has been dedicated to the development of the 2027 operating and capital budgets.

Countless hours have been invested in reviewing departmental expenditures, evaluating historical spending patterns, identifying anticipated operational needs, and preparing financial projections for the upcoming year.

Our objective is to present the Finance Committee with a comprehensive and responsible budget that reflects the actual needs of our community while maintaining a strong commitment to fiscal accountability.

The budgeting process requires considerably more than simply reviewing previous expenditures and adjusting numbers for inflation. It involves examining how our resources are being utilized, identifying opportunities for improved efficiency, anticipating future maintenance obligations, and ensuring that our financial priorities align with the long-term interests of the Association.

We are also placing particular emphasis on distinguishing routine operating expenses from capital expenditures. Maintaining this separation is essential to understanding our true operating costs and ensuring that capital resources are appropriately allocated.

As we continue through this process, our goal remains straightforward: develop a realistic, sustainable, and transparent financial plan that protects the Association's assets while delivering the services our members expect and deserve.

2. Organizational Development and Operations Manager



One of the most significant accomplishments this past month has been our continued effort to strengthen the management and leadership structure of Lake Waynoka.

Over the past several weeks, we have invested considerable time identifying qualified candidates, conducting interviews, evaluating experience, and determining the best fit for our organization's operational needs.

We are pleased to announce that Amanda Meder has joined the Lake Waynoka team in an Operations Manager capacity.

Amanda was formally introduced to the community during our General Manager's meeting on Monday, and we are excited about the experience, professionalism, and additional leadership she will bring to our organization.

As Lake Waynoka continues to grow in operational complexity, it becomes increasingly important that we establish a management structure capable of providing consistent oversight, clear communication, and accountability throughout our departments.

Amanda will assist with coordinating daily operations, improving departmental communication, evaluating existing procedures, and helping ensure that projects and operational responsibilities receive the attention they deserve.

Adding this position is an important investment in our organization's ability to operate more efficiently and proactively.

Rather than continually responding to issues as they arise, our goal is to develop systems and procedures that allow us to anticipate problems, improve service delivery, and establish greater consistency throughout the Association.

We are thankful to have Amanda on board and look forward to the positive contributions she will make to the Lake Waynoka community.

3. Comprehensive Lake Depth Survey and Mapping

We are excited to report significant progress on an initiative that will provide valuable information regarding the current condition of Lake Waynoka.

With the assistance of our very own dedicated crew of "pirates," Mr. Jim Engle and Will Blom, we have completed the field measurements necessary to evaluate water depths throughout the lake.

Jim and Will have spent considerable time traveling across the lake collecting depth measurements, and we sincerely appreciate their willingness to take on this important assignment.



While we may jokingly refer to them as pirates, the work they have completed is no small undertaking. Their efforts represent an important step toward developing a more comprehensive understanding of the lake's underwater conditions.

We are now working to organize and evaluate the collected data with the goal of developing a detailed visual representation of lake depths.

This information should help us better identify:

- Areas of significant sediment accumulation.
- Shallow-water locations that may affect navigation and recreational use.
- Areas where dredging may be most urgently needed.
- Opportunities to prioritize future lake maintenance and restoration efforts.
- Baseline information that can assist with long-term dredging strategies and capital planning.

For years, conversations regarding dredging have often centered around individual observations and specific problem areas. Although those observations are valuable, we believe decisions involving substantial financial investments should also be supported by reliable data.

Our goal is to move toward a more strategic, data-driven approach to lake management.

Once the information has been processed and reviewed, we look forward to sharing the results with the community so property owners can better understand the lake's current depth conditions and the challenges we face moving forward.

This project has the potential to become an extremely valuable planning tool for the Association for many years to come.

4. Lake Dredging Project Update

As previously discussed during our meetings and community updates, we continue preparing for the arrival of our contracted dredging company.

The contractor is currently anticipating mobilization and the beginning of dredging operations between late October and early November, subject to scheduling, weather, and operational conditions.

This project represents an important step toward addressing sediment accumulation and improving the long-term usability of our lake.

Dredging is not simply a matter of improving water depth in isolated locations. It is an ongoing infrastructure and environmental management responsibility that requires careful planning, appropriate equipment, and substantial financial resources.



We recognize that sediment accumulation has developed over many years and that addressing these concerns will require a sustained, long-term commitment.

Our immediate focus is to make productive use of the contractor's time and resources while continuing to evaluate how future dredging projects can be prioritized.

Private Dredging Opportunities

Property owners interested in having private dredging performed near their docks or waterfront properties are encouraged to contact the dredging contractor directly to discuss their individual needs.

Because the contractor's schedule and equipment availability may be limited, private dredging requests may not be completed during the upcoming mobilization. Some projects may need to be scheduled for 2027.

We encourage interested property owners to begin those conversations as soon as possible.

As we move forward, we intend to use the information collected through our lake depth survey to help guide future dredging discussions and establish a more comprehensive understanding of the lake's long-term maintenance needs.

5. Association Reserves — Capital Asset and Reserve Study

Another major initiative scheduled for this month is the comprehensive capital asset and reserve study being conducted by Association Reserves.

Representatives from Association Reserves are scheduled to be on-site at Lake Waynoka on October 14 and 15, 2026, to inspect and evaluate the Association's assets and capital inventory.

This is an important undertaking for the long-term financial health of our community.

Lake Waynoka maintains a substantial inventory of infrastructure, facilities, equipment, and other capital assets. Each of these assets has a useful life, requires ongoing maintenance, and will eventually need repair or replacement.

Without a comprehensive understanding of those future obligations, it becomes increasingly difficult to determine whether our existing capital reserves are adequate to meet the Association's long-term needs.

The purpose of this study is to provide an independent, professional evaluation of our capital assets and anticipated future financial obligations.



The study is expected to help us better understand the condition and remaining useful life of major assets, estimated repair and replacement costs, anticipated funding requirements, and the overall financial health of our reserve accounts.

This information will be especially valuable as we evaluate future capital improvement priorities and develop long-range financial plans.

We anticipate receiving the completed report in November 2026.

The findings should provide the Board of Trustees, Finance Committee, and administration with an important resource for evaluating capital funding decisions.

More importantly, the study will help us answer a fundamental question:

Are we financially preparing today for the infrastructure and capital needs Lake Waynoka will face tomorrow?

We are excited to have this independent evaluation completed and believe it will be an important component of developing a more comprehensive, long-term financial strategy.

6. Improving Long-Term Planning and Operational Accountability

One of the recurring themes throughout this month's work has been the importance of planning beyond the immediate needs of our organization.

Whether we are developing the 2027 budget, evaluating lake depths, preparing for dredging, strengthening our management team, or conducting a professional reserve study, each initiative contributes to a larger objective.

We want Lake Waynoka to become an organization that makes decisions based on reliable information, responsible financial planning, and clearly established priorities.

Operating a community of this size requires constant attention to both immediate responsibilities and long-term obligations.

There will always be daily challenges requiring our attention. However, we cannot allow those challenges to prevent us from planning for the future.

Our responsibility is not only to maintain the community as it exists today but also to ensure that future boards, employees, and property owners inherit an organization that has been responsibly managed and financially prepared.

The work being completed this month is intended to help establish that foundation.

7. Looking Ahead



As we enter the final months of 2026, our administrative priorities will continue to focus on completing and presenting the 2027 budget, supporting the transition of our new Operations Manager, evaluating lake depth information, coordinating the upcoming dredging project, and reviewing the findings of the Association Reserves study when it becomes available.

Each of these initiatives requires considerable coordination, communication, and attention to detail.

Although progress may not always be immediately visible, the work taking place today is designed to produce meaningful improvements in the way Lake Waynoka is managed for years to come.

Closing Remarks

I want to personally thank our employees, department leaders, volunteers, committee members, and Board of Trustees for their continued contributions to the Lake Waynoka community.

I would especially like to recognize Jim Engle and Will Blom for their tremendous efforts in collecting the lake depth measurements. Their willingness to dedicate their time and energy to this project is an excellent example of the commitment and community involvement that make Lake Waynoka special.

I also want to welcome Amanda Meder to our leadership team. I am confident that her contributions will help us continue improving the operational effectiveness of our organization.

There is a tremendous amount of work involved in managing a community with the infrastructure, amenities, and responsibilities of Lake Waynoka. While we continue to face challenges, I remain encouraged by the progress being made and the opportunities ahead.

Our objective is not simply to maintain Lake Waynoka for today, but to build a stronger, more efficient, and financially sustainable community for tomorrow.

Thank you for your continued support and the opportunity to serve this community.

Respectfully submitted,

Todd Wilkin, General Manager
Lake Waynoka Property Owners Association

Treasurer Report Month Ending August 2026

Operating Funds

August's total operating income was \$95,373.18.

August's total operating expenses were \$305,105.53.

The operating fund balance at the end of August was \$880,502.85.

Operating income for the year at the end of August was \$2,559,351.76 That is 80% of the plan for 2026. The expected income was 82% at the end of August, so 2% was under budget.

At the end of August, operating expenses for the year were \$2,206,851.29. That is 69% of the plan for 2026. The expected expense at the end of August was 68%, which is one percent over budget. We have seen an increase to legal fees this year, accounting fees, and maintenance of aging equipment.

Allocated Assessment Funds

The income for allocated operating assessments in August was \$3,771.95.

Assessment account expenditures in August totaled \$41,254.05.

The balance of all allocated assessment accounts at the end of August was \$594,209.37.

Invested Funds

Invested Reserves at the end of August totaled \$551,582.78.

Total cash on hand at the end of August was \$2,026,295.00.

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

GENERAL OPERATING FUNDS:		8/31/2026	8/31/2026
	OPERATING CHECKING/PEOPLES	\$78,212.87	\$128,358.65
	CHARGE CARD ACCOUNT	\$12,460.46	\$90,187.76
	OPER SAVINGS/FIRST STATE BANK	\$401,179.71	\$400,857.17
	RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$384,071.74
	LOTTERY CHECKING	\$4,578.07	\$2,995.33
TOTAL OPERATING FUNDS:		\$880,502.85	\$1,006,470.65
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$108,702.30	\$318,554.13
\$130.00	LAKE ASSESSMENT	\$269,755.89	\$240,377.54
\$130.00	IMPROVEMENT ASSESSMENT	\$144,036.94	\$253,527.50
	CAMPGROUND IMPROVEMENT	\$71,714.24	\$133,036.44
TOTAL		\$594,209.37	\$945,495.61
WPOA INVESTMENTS:			
*	1ST STATE CDARS #1031845552	\$196,184.34	\$189,402.36
	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:		\$551,582.78	\$535,906.61
TOTAL ALL ACCOUNTS:		\$2,026,295.00	\$2,487,872.87

2026 INCOME END OF AUGUST	2026	2026 EXPECTED
\$2,559,351.76	80%	82%
2026 EXPENSES END OF AUGUST		
\$2,206,851.29	69%	68%

Lake Waynoka Police Department & Front Gate Monthly Report

September 2026

Calls for Service	48	Animal Complaints	5
Arrests	0	Grinder Pumps	9
Reports	24	Squad Calls	7
Citations	7	Fire Runs	0
Warnings	15	Security Checks	55

Gate Counts

Front Guest Lane- 11,210	RFID Front Entrance – 19,919
RFID Back Entrance- 19,375	Back Exit- 23,588

Vehicle Information

Vehicle 1391	Fuel- 66.5 gal	Miles Driven- 677.0
Vehicle 1591	Fuel- 70.8 gal	Miles Driven- 999.0
Vehicle 2091	Fuel- 53.6 gal	Miles Driven- 502.0

Other Information from the Police Department

Reminder: The Ohio state issued burn ban went into effect October 1, 2026, per Ohio Revised Code section 1503.18. This ban will remain in effect through the end of November. Burning is prohibited across the state from 6:00am-6:00pm. Members who plan to burn during permitted hours are to call and report the activity to the front gate prior to any burning. For more information, please visit <http://ohiodnr.gov/>.

Lake Waynoka Building Permit Report – September 2026

A total of 16 permits were issued in September 2026, bringing the year-to-date (YTD) total to 92 permits.

Category	September	YTD
Residence	0	7
Dock / Boat Lift	0	14
Additions	0	3
Repair/Replace	6	17
Pool	0	1
Deck	2	8
Garage	2	8
Storage	3	10
Boat Cover	0	0
Fence	3	18
Miscellaneous	2	8
Total	16	92