



WAYNOKA PROPERTY OWNERS ASSOCIATION

**1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171**

PHONE: 937-446-3232

FAX: 937-446-3253

AGENDA

September 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
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:		8/31/2025	8/31/2024
	OPERATING CHECKING/PEOPLES	\$116,789.11	\$47,787.32
	CHARGE CARD ACCOUNT	\$91,851.82	\$32,691.58
	OPER SAVINGS/FIRST STATE BANK	\$400,857.17	\$350,775.54
	RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$369,725.65
	LOTTERY CHECKING	\$3,731.53	\$6,301.25
	TOTAL OPERATING FUNDS:	\$997,301.37	\$807,281.34
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$318,446.78	\$923,463.68
\$130.00	LAKE ASSESSMENT	\$240,315.86	\$139,824.07
\$130.00	IMPROVEMENT ASSESSMENT	\$253,437.09	\$322,125.13
	CAMPGROUND IMPROVEMENT	\$133,003.71	\$58,634.25
	TOTAL	\$945,203.44	\$1,444,047.13
WPOA INVESTMENTS:			
*	1ST STATE CDARS #10267909	\$189,402.36	\$183,737.33
	Peoples CD	\$146,076.55	\$141,592.58
	1ST STATE CDARS #700700590	\$53,913.04	\$53,913.04
	1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
	TOTAL INVESTMENTS:	\$544,499.38	\$534,350.38
	TOTAL ALL ACCOUNTS:	\$2,487,004.19	\$2,785,678.85

2025 INCOME END OF AUGUST	2025	2025 EXPECTED
\$2,697,672.21	82%	83%
2025 EXPENSES END OF AUGUST		
\$2,068,726.25	64%	68%

Treasurer Report Month Ending August 2025

Operating Funds

August's total operating income was \$191,331.11.

August's total operating expenses were \$310,130.42, with no unexpected costs.

The operating fund balance at the end of August was \$997,301.37

Operating income for the year at the end of August was \$2,697,672.21. That is 82% of the plan for 2025. The expected income was 83% at the end of August, so 1% under budget.

At the end of August, operating expenses for the year were \$2,068,726.25. That is 64% of the plan for 2025. The expected expense at the end of August was 68%, so 4% under budget.

Allocated Assessment Funds

The income for allocated operating assessments in August was \$11,868.00.

Assessment account expenditures in August totaled \$47,659.62. This includes \$6,649.78 for dredging, \$9,450.00 for dam valve repair, \$12,265.00 for the work around the indoor pool.

The balance of all allocated assessment accounts at the end of August was \$945,203.44.

Invested Funds

Invested Reserves at the end of August totaled \$544,499.38.

Total cash on hand at the end of August was \$2,487,004.19.



General Manager's Report

As I reflect on this past year, I am filled with gratitude for the opportunity to serve the Lake Waynoka community. A year ago, on September 7, I was extended the offer to join Lake Waynoka. After much prayer and thoughtful discussion with my wife, we knew this was where we were meant to be. My official one-year anniversary will be October 15, but in this short time, I have had the privilege of meeting so many of you, learning your names, and sharing wonderful conversations. Thank you for welcoming me so warmly and for allowing me to be part of this unique and special community.

This past week, I had the honor of joining the Shawnee Women's Club for their Veterans' Picnic at the beach pavilion. The event was filled with food, fellowship, and heartfelt appreciation for our local veterans. Watching them enjoy the lake and time together reminded me of the strong sense of community that makes Lake Waynoka so special. My sincere thanks go to the Women's Club for hosting such a meaningful event—one I now look forward to every year.

Over the last month, we have seen continued progress throughout the community. Projects completed include the rebuilding of the restroom facility at Kiddie Coral, removal of large amounts of silt from the lake, mowing and upkeep across the community, and the ongoing operation of a fully staffed Police Department. Many other projects are also underway, all designed to improve safety, appearance, and quality of life here at Lake Waynoka.

Looking ahead, October will be another busy month. We have \$275,000 budgeted for road paving, with seven roads already identified for resurfacing as well as several repair areas. Preparatory culvert work is being completed now to ensure that the paving can be successful and long-lasting. We will announce paving dates as soon as they are finalized. In addition, dredging will continue on the east end of the lake over the coming weeks. I am thrilled with the progress we are making and confident these projects will have a lasting impact.

At the most recent WRWSD meeting, it was announced that water and sewer rates will be increasing. We recognize the concerns that come with such changes, and we want to ensure transparency. A public meeting will be scheduled to discuss the details, and a newsletter will be mailed out to all property owners with the specific information.

I also want to take a moment to express my sincere appreciation for our entire team. From the administration office to the front gate, Recreation Center, Campground, Maintenance, Water and Sewer departments, and Police, each staff member plays a vital role in making Lake Waynoka the community we all enjoy. Their dedication and hard work, often behind the scenes, deserve our gratitude. Please join me in recognizing the effort they give day in and day out.

Finally, I want to remind everyone that our staff is made up of real people who care deeply about serving this community. They work hard and are dedicated to doing their best every day. Like all of us, we will make mistakes from time to time, but those moments are opportunities for growth and improvement. If you ever have a grievance or concern, I kindly ask that you reach out directly—call the office, send me an email, or stop by in person. These conversations are always

Lake Waynoka

Waynoka Property Owners Association,

Inc.



more productive and respectful when handled directly, rather than through social media. I do not monitor Facebook and will not see complaints posted there, but I will always listen if you come to me directly. Together, we can find solutions and keep our community strong.

It has been a rewarding year of learning, progress, and connection. I am truly excited for what the coming year holds for Lake Waynoka, and I am grateful to serve alongside such a dedicated team and supportive community.

Respectfully,
Todd Wilkin
General Manager

Lake Waynoka Police & Front Gate: Monthly Report

August 2025

Calls for Service	64	Animal Complaints	6
Arrests	0	Grinder Pumps	22
Reports	31	Squad Calls	5
Citations	9	Fire Runs	0
Warnings	15	Livewell Checks	21
Security Checks	60		

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

Campground	9	Rec. Center	2
Lounge	0	Lodge	0

Gate Counts

RFID Front- 20,965	Front Guest Lane- 14,066
RFID Rear Entry- 21,035	Rear Exit- 25,206

Vehicle Information

Vehicle 1391	Fuel- 72.7 gal	Miles Driven-874
Vehicle 1591	Fuel- 73.8 gal	Miles Driven-967
Vehicle 2091	Fuel- 11.0 gal	Miles Driven-201.2

Building Permits 2025

	August	YTD
Residence	2	29
Dock/boat lift	0	13
Additions	0	2
Repair/Replace	2	7
Pool	2	4
Deck	2	6
Garage	1	6
Storage	3	10
Boat Cover	0	1
Fence	3	13
Misc	<u>1</u>	<u>4</u>
Totals	16	95