

WPOA Board of Trustees Saturday Meeting – 3/8/25

***Any updates from the Friday email are indicated in **italics** of the summary of each report.*

***The deadline for submission of information for the monthly newsletter and other media releases is the Tuesday following the WPOA meeting at 4pm. The Office staff appreciates the cooperation of all of the clubs to share the events and activities held at Lake Waynoka.*

President Taylor called the meeting to order at 10:00am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Bynum, Eads, Klein, Lane, Marck, Miller, Moore, Raleigh, Taylor, Mgr. Wilkin

Minutes: Raleigh made a motion and Moore seconded to approve the 2/8/25 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Taylor): None

Treasurer's Report (Lane):

Operating Funds

- February total operating income was \$437,641.27.
- February total operating expenses were \$228,338.56 with no unexpected expenses.
- Operating fund balance at the end of February was \$455,986.69.
- Operating income for the year at the end of February was \$542,883.67. That is 16% of the plan for 2024. Expected income at the end of February was 18% so 2% under budget.
- Operating expense for the year at the end of February was \$454,781.23. That is 14% of the plan for 2024. Expected expense at the end of February was 14% so right on budget.

Allocated Assessment Funds

- Income for allocated operating assessments in February was \$160,781.13.
- Assessment account expenditures in February totaled \$61,649.46. This includes the purchase of new police body cameras, the construction of a six-bay storage barn for maintenance, and the contract payment for Aqua-Doc.
- Balance of all allocated assessment accounts at the end of February was \$683,591.95.

Invested Funds

- Invested Reserves at the end of February totaled \$532,366.49.
Total cash on hand at the end of February was \$1,671,945.13.

Treasurer Lane stated that the WPOA annual audit is scheduled to begin March 18th. Atlas Accounting Firm will be reviewing our books and we will receive a report a few months after the audit has been completed.

Manager's Report (Mgr. Wilkin):

- Dilapidated Homes – I wanted to provide an update on our efforts to address dilapidated homes and properties within the community. This month, we have been diligently working on several properties that are delinquent in their dues to the lake. In lieu of payment, we are pursuing the acquisition of those properties through quit claim deeds to bring them back into the association. Attorney Tom Mayes is assisting us in preparing and finalizing these quit claim deeds. Our goal is to reclaim these properties, reintegrate them into the association, and sell them to restore their value-benefiting both the lake and the neighboring property owners. We plan to take an aggressive approach this year and will require a contract between the Board and Mr. Mayes to facilitate this process effectively. Additionally, we acknowledge our responsibility for any back taxes owed to the county. However, if we can collaborate with the County CIC, there may be an opportunity to have these taxes forgiven. Even if tax forgiveness is not possible, we are confident that the sale of these properties will generate sufficient revenue to cover the outstanding taxes or incorporate them into the sale price.
- Marina Lease – I am sure many of you have heard that we are in the process of negotiating a new marina lease with Mr. Mike Napier. To ensure transparency and address some concerns that have come to my attention, I want to share key facts regarding the lease and recent discussions. The Board asked me to negotiate this lease and has seen every version of the lease. **Lease history:** Mr. Napier signed the current lease agreement on July 1, 2016, although it appears he has been running the marina since 2012. The lease was constructed to increase by \$100.00 per month each year until 2019, reaching \$600.00 per month. However, Mr. Napier never paid more than \$300.00 per month, and in 2019, his contract was amended back down to \$300.00 per month. **Social Media Discussions:** Some individuals claim that we are being unfair to Mr. Napier and have compared his lease

to the restaurant's lease, stating that the restaurant does not pay anything...this is not true. A member has commented that it is time for the restaurant to "put some skin in the game." **Cost Comparison 2023:** The marina paid \$7,607.65 (\$633.97/month) which included lease, water/sewer, internet, trash and electricity. The Restaurant pays over twice as much for their lease (\$16,596.85). We are committed to ensuring fairness in our lease agreements while making sound financial decisions that benefit our community.

- Driver's License Scanning – We have completed a full month of driver's license scanning. While we encountered a few challenges, we have developed protocols to expedite the process and ensure efficiency. Throughout the past month, several individuals have questioned the necessity of this process, but overall, the system has proven effective. A recent incident demonstrated the value of our scanning requirement. An individual driving a company truck damaged our front security gate. Thanks to our system, we were able to quickly identify the individual responsible. The company's owner personally reached out, expressed regret for the incident, and agreed to cover the cost of replacing the gate. As previously stated, we will not attempt to repair damaged gate arms-anyone responsible for such damage will be required to pay for a full replacement. Visitor destination count for February: truck delivery – 175; real estate – 76; recreation center – 38; water and sewer – 12; construction – 1,782; maintenance – 39; restaurant – 89; lodge – 32; visiting a member – 3,219; home health aide – 145; utilities – 42; lounge – 19; campground – 10; Kroger – 31; marina – 10. Total = 5,719.
- Back Gate Operational – The back gate has been successfully repaired and has been functioning without issues. The individual responsible for the damage has been arrested on felony vandalism charges and will be held accountable, including paying restitution for the damage caused.
- Lake Valve Update – The lake valve was shut on February 17 to allow the lake to refill for the spring drawdown. We plan to reopen the lake valve on April 1 to begin mixing the lake water with the lagoon, which should last approximately two weeks.
- Speculative Buildings – During my recent General Manager meeting, I made a statement regarding speculative homes that I want to clarify. Individuals who build speculative homes at the lake assume financial risk but are also property owners. This means they are responsible for paying the yearly fees associated with each home, including minimum water and sewer bills. For reference, 2025 dues for a homeowner are approximately \$1,095 per year. For each speculative home, the property owner must pay approximately \$635 per year, which includes assessments and homeowner fees but does not require an additional WPOA membership fee. My point was that even if a speculative home remains vacant while awaiting sale, the community still benefits from the fees paid by the property owner.
- Hours of Quiet Time – We ask all residents and contractors to respect the quiet hours as outlined in the Rules and Regulations, Section III, 4: NOISE: *There will be reasonable quiet hours between 11:00pm and 8:00am within the entire Lake Waynoka Subdivision. Violations will be subject to penalties specified in the Class 1 Fine Schedule.* This has primarily been an issue with contractors working before 8:00am. Please ensure your contractors are aware of and adhere to these restrictions.
- Thank you for your continued support as we work to improve our community. If you have any questions, please feel free to reach out or attend our monthly General Manager meetings.

Lake Waynoka Police & Security Report for February 2025 (Chief Callahan):

Calls for Service	35	Animal Complaints	9
Arrests	2	Livewell Checks	0
Reports	24	Fire Runs	2
Citations	5	Grinder Pumps	11
Warnings	13	Squad Calls	8
Security Checks	39		
Call for service breakdown of main access area, excluding parking lot area			
Campground	0	Rec Center	0
Lounge	0	Lodge	0
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	68.4	887.0	

1591	29.9	267.0
2091	34.4	593.0
RFID Front – 12,016		Front Guest Lane – 7,640
RFID Rear Entry – n/a		Rear Exit – 18,128

Reminder: The Ohio state issued burn ban went into effect March 1, 2025, per Ohio Revised Code section 1503.18. This will remain in effect through the end of May. Burning is prohibited across the state from 6:00am-6:00pm. Signs advising of the burn ban have been posted at the front and back gate entrances. Members who plan to burn during permitted hours are to call and report the activity to security prior to any burning. For more information, please visit <http://ohiodnr.gov>

Other Committee Reports:

Building (P. Levermore/Moore): Reminder to property owners: Per the WPOA Restrictive Covenants and the Rules and Regulations, volume 2, a permit is required for various kinds of work to be performed on your property. Permits can be picked up at the office. To better understand the permit requirements, you can either call the office/or go to the Lake Waynoka website, click on Documents, then WPOA Rules and Regs, Vol2. Don't hesitate to let me know if you have any questions.

Permit	February	Year to Date
Residence	6	14
Dock/Boat Lift	6	12
Additions	0	0
Repair/Replace	1	1
Pool	0	0
Deck	0	0
Garage	0	1
Storage	2	2
Boat Cover	0	1
Carport	0	0
Fence	1	1
Misc	0	0
Totals:	16	32

Election Inspectors/Nominating (Nan McHugh, L. Stover; Dawn McNees, Nominating Chairperson): None

Lake Advisory (Johnson/Marck): None

Long Range Planning Committee (Borgman/Raleigh): None

Rules and Regulations (C. Harper/Klein): None

Campground Committee (Abbatiello/Eads/Klein): The campground officially opens April 1st. Vice President Eads asked Mgr. Wilkin to see if the water and electric could be turned on the weekend of March 29th and 30th so people can begin getting their areas set-up.

Community Suggestions (Eads):

- The Civic Club is researching the cost of Veteran signs throughout the community and will report their findings.
- We will be reviewing the role and responsibilities of the newly appointed safety officer.
- Suggestion forms are found at lakewaynoka.com and are available at the office.

Unfinished Business: None

New Business:

- After Motion # 387 was presented (see below), discussion among the Board was opened. Trustee Klein is opposed to the new policy. There is poor communication amongst the Board and the community. She is thankful for Mgr. Wilkin's social media posts and his transparency. She is determined to get correct information to members even if it is by way of social media. Vice President Eads said that the new policy was reviewed by our lake attorney. Several lake communities are implementing these types of policies. This is not a political stunt to target one or two Trustees. Lake Waynoka is a business and we have an obligation to get factual information to our members. They need to know where it is located and not rely on social media sites for their main source of information. There is concern that Trustee comments on these sites will be taken out of context and viewed as

the opinion of the entire Board. Trustee Miller is concerned about Board Trustee communication and their code of conduct when they are discussing privileged information in public settings, such as the restaurant and lounge. Many times, he and Trustee Klein find out their information from members of the community instead of from fellow Trustees.

Motions & Resolutions:

- Motion #386 was made by Raleigh and seconded by Klein to rescind Motion #268 in the Rules and Regulations, Volume 1, Section VII, article 1 stating "Rental watercraft are not permitted to be operated on the waterways of Lake Waynoka unless they are rented from the Marina Operator approved by the Board. (Motion #268, January 6, 2017)." A roll call vote was taken and the motion passed unanimously.
- Motion #387 was made by Raleigh and seconded by Moore to adopt the social media policy. A roll call vote was taken and the motion passed with 7 yeas and 2 nays (Miller & Klein). *(See discussion under New Business).*
- Motion #388 was made by Raleigh and seconded by Lane to approve and adopt the attached resolution statement regarding their investigation into property owned by Mr. Vernon Taylor, lot 3186. A roll call vote was taken and the motion passed with 8 yeas and 1 nay (Klein). *(See discussion under Executive Session below).*

Community Organizations:

- Lake – A reminder to sign up with the office for the boater safety class on March 22nd.
- Civic Club – Dave Adler- Bingo tonight. March 24th at 7pm is our first meeting of the year. We will be discussing scholarships for Eastern High School and our role in the annual yard sale. Please consider joining the club.
- Shawnee Women's Club – Sue Levermore – Saturday, April 12th from 1-3pm at the Rec Center, we will be hosting a Spring Fling for children 12 and under. We will have crafts, games, face painting and photo opportunities with the Easter Bunny. Please consider donating individually wrapped candies at the Rec Center window by March 31st.
- Art Club – Sandy Beard – March 10th we will be making bottle easter bunnies. Cost is \$5.00. Uncorked on Canvas is 3/15 from 6:30-9:30 in the Lodge.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Tina Tkach and her son Pierce asked for support on behalf of the Eastern High School Band. They do not charge kids to be in the band and only have one fundraiser each year. This year is a mattress sale at the high school on March 23rd from 10am-4pm. All proceeds go towards the program to replace uniforms and band equipment. Please support us.
- Mike Napier – Mike thanked Todd, John McDulin, residents and Board members for their support over the years. He has been the Marina Operator since 2012. He supports clubs and activities with donations, maintains Marina Pointe, provides activities at Marina Pointe for members and helps members of the community with a variety of issues. He requested to meet with the Board and hash out the Marina contract. He loves Lake Waynoka and would like to remain the Marina Operator.
- Dan Shover – is very thankful for the Marina and believes the monthly lease increase is too much. He is not happy with the bad things being said about Mike.
- Don Sargent – He asked that the RFID readers at the back gate be readjusted to capture the RFID stickers. He has to angle his vehicles to get the gates to lift. Mgr. Wilkin will check into the RFID reader. He asked what the Board plans to do about people operating a boat but have not taken the boater safety course? Vice President Eads stated that the owner of the boat is responsible for any damage or accidents caused by someone driving their boat. Trustee Klein said she does not support the motion requiring boat owners to take a boat safety course.
- Paul Rutkowski – Would like to see the marina stay. It's the best it's been in 25 years.
- Kathy Tyler – Gave her support for Mike Napier to stay as marina leasee. He is dependable and gives good service. Lake Waynoka has been a healing place for her and she is excited to see many things being accomplished. She works with children and would like to see some amenities placed in Kiddie Corral for them to enjoy.
- Colin Klein – Does not agree with the social media policy. He believes everyone has a right to communicate and this policy was directed at limiting his mother's voice when she tries to correct misinformation on social media sites. Vice President Eads stated that this policy is not directed towards any one individual. Many companies are implementing policies such as this. Trustee Klein echoed Trustee Miller's position that members of the community find out information before other members of the Board are informed of information i.e. Manager search. She believes she is being targeted and will not apologize for social media posts she makes when trying to

clarify rumors and misinformation. Vice President Eads said the Rules & Regulations determine the process for hiring the Manager. All rules were followed and the Executive Committee is designated to conduct the search. In order to promote transparency, President Taylor included all Trustees when the search was narrowed to a few candidates. All Trustees were given the resumes and a live phone interview was conducted with Todd Wilkin so they could ask questions before voting to approve him for the position.

- Doris Kitchen – Supports Trustee Klein’s social media posts and finds them informative. The CODE should be changed to a membership vote to remove a Trustee from the Board. Town Hall after this morning’s meeting. Please plan to attend to discuss spec homes, Airbnb, and any other issues people may have.
- Jim Hewes – Disagrees with the social media policy and censoring people. He would like to see the 3-minute time limit for members to speak during the meeting extended. When he resigned from the Board, his letter of resignation was not allowed to be posted online which would have let people know his reason for resigning his position.
- John Pettigrew – Disagrees with the mandated boater safety course for boat owners. It does not take into consideration boating experience. We should follow the Ohio ODNR guidelines. President Taylor said this topic will be discussed at future workshops.

Executive Session

- At 11:12am, Lane made a motion and Raleigh seconded to enter into executive session to discuss a legal matter. A yea/nay vote was taken and the motion passed unanimously.
- At 12:05pm, Lane made a motion and Moore seconded to exit executive session. A yea/nay vote was taken and the motion passed unanimously.

At the end of Executive Session, Motion #388 was made. (See motions above for motion language). Lake Waynoka Attorney John Jolly addressed members to explain the reasoning and investigation behind this motion. There have been allegations of WPOA property misuse for over 3 years against Vernon Taylor. The Board took a fresh look at these allegations recently in 2025. President Taylor recused himself from the investigation. They compared Brown County Auditor property markers/photos from 1990s through the present. Beginning on or around 2010, the topography of the land moves over time with the lakefront property and begins to fill in with sand moving from west to east. The investigation yielded no proof of Mr. Taylor removing WPOA sand from the beach area. Anyone with proof otherwise, will be required to make a statement and testify under Oath. When comparing all lakefront and lake access properties within Lake Waynoka, some properties remain virtually the same and others change over time. Therefore, all properties along the water would need to be compared with the 1970s original lot map at inception and ALL property owners would need to be held to the same standard as Mr. Taylor. What is good for one is good for all and every waterfront/access owner will be required to return their property to its original condition. No further discussion was permitted and the Board voted on Motion #388 which was drafted in Executive Session under Attorney John Jolly’s legal expertise.

Adjournment: The motion to adjourn was made by Raleigh and seconded by Lane. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 12:23pm.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary