

## WPOA Board of Trustees Saturday Meeting – 4/12/25

*\*\*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, Lane, Marck, Miller, Moore, Taylor, Mgr. Wilkin

Absent: Raleigh. Klein was excused.

**Minutes:** Moore made a motion and Marck seconded to approve the 3/8/25 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

**President's Report** (Taylor): My first job was in the Maintenance department when I was a freshman in high school. Special thank you to Jim Marck and Pat Raleigh for serving their term. Thank you to all Trustees serving on the WPOA Board. It's been a challenging year with our number one job to hire a new Manager after the retirement of Paul Cahall. Thank you to the Board and Executive committee for their time and efforts during the hiring process and transition of our new General Manager, Todd Wilkin. Please continue to give Mgr. Wilkin time and patience as he is learning his new role. I wish the Board and community the best for the upcoming year and will help in any way to make this community successful.

**Treasurer's Report** (Lane):

Operating Funds

- March total operating income was \$930,702.50.
- March total operating expenses were \$189,547.39 with no unexpected expenses.
- Operating fund balance at the end of March was \$1,285,404.00.
- Operating income for the year at the end of March was \$1,473,586.17. That is 45% of the plan for 2025. Expected income at the end of March was 47% so 2% under budget.
- Operating expense for the year at the end of March was \$644,328.62. That is 20% of the plan for 2025. Expected expense at the end of March was 21% so 1% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in March was \$443,048.91.
- Assessment account expenditures in March totaled \$22,574.02. This includes purchasing a new valve for the lower lake valve and campground expenditures to prepare for the 2025 season.
- Balance of all allocated assessment accounts at the end of March was \$1,013,856.07.

Invested Funds

- Invested Reserves at the end of March totaled \$532,366.49.  
Total cash on hand at the end of March was \$2,831,626.56.

*The annual audit is underway. We expect to receive their report in the next few months. It will be reviewed by the Board and shared with members.*

**Manager's Report** (Mgr. Wilkin):

➤ **Lake Management:**

- On April 1, we opened the lake valve as part of our annual water management process. Due to recent rainfall and higher-than-expected lake levels, we did not need to open the valve completely. The plan is to keep the valve open while we continue to drain the lagoon, with the expectation to close it during the week of April 14, weather permitting.
- The heavy rains last week created some temporary concern, as water levels rose significantly in the emergency spillway area. At one point, the water approached Waynoka Drive, prompting us to prepare for a potential road closure. Fortunately, the rainfall subsided in time, and water levels have since begun to recede. Given this was my first experience with spillway cresting, I reached out to ODNR to clarify our reporting responsibilities during such events.

➤ **General Manager Meeting:** We held another General Manager Meeting this past Monday, and it was very well attended. It was great to see so many new faces, and as always, it's a pleasure to meet and hear from each of you.

- During the meeting, several concerns were raised, particularly regarding contractors and the disruption they are causing. Issues included illegal parking on the roadways and property damage caused by construction vehicles and activities.
- In response, I will be sending a formal letter to the primary contractors who perform work within the Lake Waynoka community. The letter will serve as a reminder of their responsibilities, which include:
  - No parking on roadways except when actively unloading.
  - Immediate cleanup of any mud, rocks, or construction debris left on roads.
  - To better address these concerns, we ask that all contractor-related issues be reported directly to the main office at 937.446.3232. This will allow us to respond quickly and appropriately. Please remember, we are a community of members—for the members—not for the convenience of contractors. The damage we've seen to roads and common property is not acceptable and must be addressed.

- **Campground Update:** The campgrounds officially opened for the season, and I attended the first Campground meeting on Saturday, April 5. Campground residents asked that I remind the community that the playground just outside the campground entrance is a community park, open to all residents. This includes the basketball and volleyball courts as well as the pavilion. Looking ahead, the campground will host a “Meet the General Manager” event during their next meeting on May 3. I encourage all residents to attend and take the opportunity to engage with your community and ask questions. There are still some vacant lots available in the campground. If you're interested in camping this season, please reach out to Donita for more information.
- **Marina Lease:** The marina lease agreement has officially been signed. Mr. Napier signed the lease without any amendments, and the agreement will be in effect for one year at \$1,000.00 per month. I understand there were concerns about whether this lease would be finalized in time to ensure proper coverage at the marina for the upcoming season. I'm happy to report that the agreement is in place and we are moving forward.
- **Walking the Yellow Line:** The time has come—after months of waiting, the yellow line project around the lake is moving forward. The line has been laid out, and painting crews are scheduled to arrive next week. I would like to take a few minutes this morning to review some of the updates and changes we've made to the original painting plans.
  - As in past years, the solid yellow line will encompass Waynoka Drive, maintaining the familiar traffic flow around the lake. However, we are implementing a few important changes at the entrance and exit near the front gate.
  - At the entrance, the yellow line will now extend from Ashridge-Arnheim Road all the way to the gate, creating two clearly defined lanes for incoming traffic. These lanes will help vehicles begin merging earlier into the appropriate lane for gate access. The lanes will be marked on the pavement as “RFID” and “Guest”, providing better clarity and smoother entry.
  - We have also moved the parking stalls back to the fence near the administration building. This adjustment provides additional space for traffic flow and ensures a safer, less congested area near the entrance.
  - At the exit, the yellow line will also be extended all the way out to Ashridge-Arnheim Road. This section will maintain two exit lanes for turning either direction. Additionally, this configuration gives us the option of opening a third lane for entry traffic if congestion at the security building requires it.
- **Women's Club:** I would also like to take a moment to express my deep appreciation to the Women's Club for their generosity and care for the community. They recently donated \$3,000 toward the purchase of new wooden chairs for the Lodge. In addition, we were able to use funds to order new tables and chairs for the library as well. Let's all give them a well-deserved round of applause! The Women's Club also graciously purchased baby changing stations, which will be installed in the Lodge restrooms—thank you for your continued support in making our spaces more welcoming and functional.
- **Back Gate Security:** On a more serious note, I want to address a recent incident that occurred at the back gate. A member was caught allowing a non-member to enter illegally by letting their vehicle "piggy-back" through the security gate. Thanks to our surveillance system, we were able to identify the individuals involved and capture their license plate number. The member has since been issued a citation and fine. This type of behavior is strictly prohibited and undermines the security measures in place for the safety of all residents and guests. We take this matter seriously and will continue to enforce these rules to maintain the integrity of our community.

- **OLCA Conference:** Lastly, I had the opportunity to attend the Spring OLCA (Ohio Lake Communities Association) Conference this past week alongside Mrs. Sue Eads, Dr. Charles Miller, and Mr. David Wagner. We engaged with fellow lake managers and community leaders, discussing a range of topics including social media policies, short-term rentals, lake water quality, and more. It was a productive and insightful event that could help guide some of our initiatives moving forward.
- Thank you all for your continued support and attention. Let's have a great day and continue working together to improve our lake community.

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

Calls for Service	48	Animal Complaints	13
Arrests	0	Livewell Checks	8
Reports	39	Fire Runs	3
Citations	11	Grinder Pumps	10
Warnings	19	Squad Calls	13
Security Checks	52		
<b>Call for service breakdown of main access area, excluding parking lot area</b>			
Campground	0	Rec Center	0
Lounge	2	Lodge	1
<b>Vehicle Information</b>			
Vehicle	Fuel (gallons)	Miles Driven	
1391	73.6	960.0	
1591	n/a	n/a	
2091	82.1	832.2	
1191	14	n/a	
RFID Front – 16,368		Front Guest Lane – 9,895	
RFID Rear Entry – n/a		Rear Exit – 19,387	

**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	March	Year to Date
Residence	6	20
Dock/Boat Lift	0	12
Additions	1	1
Repair/Replace	0	1
Pool	1	1
Deck	2	2
Garage	0	1
Storage	1	3
Boat Cover	0	1
Carport	0	0
Fence	2	3
Misc	0	0
<b>Totals:</b>	<b>13</b>	<b>45</b>

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

**Lake Advisory** (Johnson/Marck): None

**Long Range Planning Committee** (Borgman/Raleigh): The committee completed its five-year plan and submitted their annual report outlining the needs and proposals of the community to the Board. Our community is growing exponentially with 21 home permits issued since the beginning of the year. We encourage everyone to celebrate Earth Day and help clean up the community.

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

**Campground Committee** (Abbatiello/Eads/Klein): None

**Community Suggestions** (Eads): We received one suggestion and it has been forwarded to the appropriate committee. Ongoing suggestions being considered are repurposing the tennis court lights to recreational area docks, military honor flags pending approval from Duke and training an employee to be a safety officer and look for issues. Community suggestion forms are available on the Lake Waynoka website.

**Unfinished Business:** None

**New Business:** A variance was requested for Lot #3301. The owners are proposing to install a new roof over their existing back deck. The property is situated on a lake-access lot, and they are seeking a variance from the 10-foot setback requirement to the WPOA-owned lake access. The Board discussed the variance at their workshop. An amendment was discussed and it was determined that the roof must not overhang the parameters of the existing deck. Moore made a motion to approve the variance, as amended, and Eads seconded. A roll call vote was taken and the motion passed unanimously.

**Motions & Resolutions:**

- Motion #389 was made by Lane and seconded by Eads to accept the Long-Range Planning Committee's Annual Report, including the 2025-2029 Strategic Plans, as attached to this motion. A roll call vote was taken and the motion passed unanimously.
- Motion #390 was made by Marck and seconded by Lane to accept the attached contract with Attorney Thomas Lee Mayes and the law firm of McConn & Cutrell, LLC, and to authorize the General Manager to execute the contract for legal services. A roll call vote was taken and the motion passed unanimously.

**Community Organizations:**

- **Shawnee Women's Club** (Nan McHugh): The Women's Club will be having the 4th Annual Rubber Duck Regatta and Ice Cream Social to kick off the summer season on Friday May 23. The Regatta will start at 6 pm with free Ice Cream Sundaes served immediately after until 7:30 pm. You must have your green membership card to come into the pool area. Donations of \$5 reserves a duck and a chance to win up to \$150 in the Regatta. We'll be collecting donations at WPOA meetings, Bingo, Potlucks and outside the Lounge on Friday nights. The Women's Club looks for ways to give back to our community and has donated money to replace the chairs around the tables in the Lodge Main Room and Library. We also have purchased baby changing stations that will be installed in each of the Lodge restrooms. A heartfelt thank you to Marty and the Maintenance crew for assembling the chairs and tables plus installing the baby changing stations. Maintenance has been very supportive of our projects throughout the years. Thank you to everyone who donated candy to the Spring Fling later today.
- **Civic Club** (Dave Adler):
  - The Civic Club is selling apparel.
  - We will be awarding three \$1,000 scholarships to Eastern High School seniors who are continuing their education. Please pass this along to any seniors you know.
  - The annual yard sale is May 17<sup>th</sup> from 8:30-4. This is an open gate event. All visitors must enter through the front gate. Mike LaPlante is working with local media to advertise the yard sale.
  - Guest Tony Suza (?) spoke about the proposed Veteran's honor flag project and presented a sample flag. The flags are 24" x 36" and cost \$75. Duke charges \$85/pole to display the flag. Eligible Veterans must be honorably discharged, and an application and permission form would need to be completed to verify credentials.
  - We are hosting an event on May 3<sup>rd</sup> at John's Flowers in Fayetteville. A portion of all sales will go to the Civic Club for community projects. Plan to attend and purchase your flowers there.
- **WaterSports Club** (Matt Konieczka): We held our annual meeting to elect new officers for the year. Our next monthly meeting will be held April 19<sup>th</sup> at 10am.

- **Art Club (Sandy Beard):** April 14<sup>th</sup> at the Lodge, we will be making glass gnomes. This is a free event hosted by ReMaxx realtor, Jason Brumley. His wife, Angela, will be leading the class.

#### **Board Comments and Concerns:**

- Vice President Eads announced the Annual WPOA meeting will take place on April 19<sup>th</sup> at 7:30pm at the Lodge.
- Vice President Eads asked members to be respectful of Mgr. Wilkin's time. He has many daily responsibilities and meetings to attend. If you need to speak with him, call and schedule a time instead of showing up at the office. All emergency situations should be reported to security and/or the office. They will contact Mgr. Wilkin and he can address the issue promptly.

#### **Membership Compliments and Concerns:**

- Ken Wagner – asked the Board to have printed copies of the newsletter available for members. Perhaps the Board can explore alternative ways to raise funds to offset printing costs. Treasurer Lane thought limited copies were available at the Rec Center and Office. That is not true. The Board will put newsletter printing on their agenda for the next workshop. Mr. Wagner appreciates Mgr. Wilkin's Facebook updates.
- Dave Adler – expressed his gratitude for all of our WRWSD and WPOA employees. He had an issue recently and they were prompt and courteous. The Chapel is hosting an Easter Egg Hunt Thursday at 6:30pm. Our WPOA golf league begins the first Tuesday of May. We meet at 9am at Buttermilk Golf Course in Georgetown.
- Soo Mullen – brought up some safety issues from her experience in other communities. She'd like to see a community response team formed to assist the community during emergencies. She would also like to see a citizen patrol course offered. She expressed her concern about the growing deer population and the disease that they spread. Vice president Eads said the Board has been discussing the issue.
- Tim Disbennett – would like to see the events calendar published and updated online and in newsletter. It would be nice if the Events Coordinator could schedule some lounge activities to increase revenue.
- Jim Hewes – believes an injustice occurred in the resolution last month concerning a member's property infringement. There was no community input and a neutral party should have conducted the investigation.
- Paul Geiger – would like to see the mandatory boater certification course streamlined to reflect smaller waterways. It did not apply to Lake Waynoka. He does not agree with the scanning of visitor driver's licenses at the front gate.
- Nancy Hewes – would like to see the entire Board dismissed and a completely new Board installed. She has heard of Trustees discussing Board matters and making decisions outside of the meetings and workshops which do not include all Trustees. The Rules & Regulations committee did not convene this past year to work on the CODE and Rules & Regulations. We have numerous violations that need to be addressed. She would like to see the CODE changed to require all Trustees to be full-time residents. Everyone is invited to the next Town Hall meeting on May 31<sup>st</sup> from 10a-12:30p.
- Doris Kitchen – would like to see the new committees formed by the next WPOA President to focus on short-term rentals, Airbnb, VRBO. She appreciates Mgr. Wilkin cleaning up the Lounge. She is upset that there was no community input about the resolution passed at last month's meeting, as Mr. Hewes mentioned previously.
- Sandy Beard – Her husband, Charlie, was President of the Board and people were nasty to Trustees. These people volunteer their time. She is proud of the job they do and asked people to quit complaining.

**Adjournment:** The motion to adjourn was made by Lane and seconded by Moore. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 11:10am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary