

WPOA Board of Trustees Saturday Meeting – 6/14/25

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

Roll Call: Present: Barton, Bisbee, Eads, Klein, Lane, Miller, Wagner, Mgr. Wilkin

Absent: Moore and Bynum were excused.

Minutes: Barton made a motion and Lane seconded to approve the 5/10/25 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Eads): Thank you for attending. I welcome comments and suggestions at eads@lakewaynoka.com. I would like to see all of us work together for the betterment of our community. While everyone's vote counts, the majority rules. We will continue to follow Robert's Rules of Order.

Treasurer's Report (Lane):

Operating Funds

- May total operating income was \$259,541.32.
- May total operating expenses were \$270,553.40 with no unexpected expenses.
- Operating fund balance at the end of May was \$1,291,356.17.
- Operating income for the year at the end of May was \$2,090,059.07. That is 63% of the plan for 2025. Expected income at the end of May was 65% so 2% under budget.
- Operating expense for the year at the end of May was \$1,213,570.44. That is 37% of the plan for 2025. Expected expense at the end of May was 38% so 1% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in May was \$29,560.50.
- Assessment account expenditures in May totaled \$24,337.55. This includes \$19,250.00 for Aqua Doc services.
- Balance of all allocated assessment accounts at the end of May was \$1,146,376.40.

Invested Funds

- Invested Reserves at the end of May totaled \$540,837.85.
- Total cash on hand at the end of May was \$2,937,724.79.

Our annual audit report was submitted and there were no notable exceptions. Our tax returns were completed and sent out.

Manager's Report (Mgr. Wilkin):

- First and foremost, I want to sincerely thank the 70 members who took time out of their week to attend our recent General Manager's meeting. It was a fantastic turnout, and I genuinely appreciate the opportunity to meet with you, hear your concerns, and share ideas. Your questions and conversations—ranging from the Lounge and the Marina to Aqua Doc and beyond—are what help us grow and improve as a community. Thank you for engaging in such constructive and respectful dialogue.
- I'd like to announce our Employee and Member of the month. The employee of the month is Mrs. Kay Bundy. Kay has been employed by Lake Waynoka as a full-time employee for over 36 years. Kay started working at the restaurant in 1973. She came back to work for the lake in 1989 in maintenance, worked in WRWSD for 31 years and has been the Office Manager since 2023. She was nominated by her peers and voted as the Employee of the Month. Congratulations! The Member of the Month is Ms. Betty Purdin. Betty has lived here at the Lake since the beginning. I heard it said that "Betty is the bomb", and "If you don't know Betty, you don't know lake Waynoka." Betty has been involved in many great efforts throughout the years including arranging events and dances for the youth of the lake, fireworks at the lake, and I think she is a member of every club here at the lake. She has served on the board for approximately 20 years with many of those years as President of the Board. Let's all recognize Betty as the Member of the Month.
- Pool Issues: We encountered a few challenges with the pool early in the season, but our team worked hard to address them as quickly and efficiently as possible. I feel we have kept the community up to date on the issues

surrounding the pool through our Facebook page. Thank you to all residents for your patience during those initial hiccups.

- **Lounge Update:** I want to thank our new management team that has been operating the Lounge since May 18th. If you have visited the Lounge, hopefully you have had a chance to meet Mr. Mark Clyburn, who is now operating the lounge. Through Mr. Clyburn's efforts, the Lounge continues to see updates, including improved activities and enhanced cleanliness standards to make it a more welcoming space for all. Stay tuned as they roll out more improvements in the coming weeks.
- **Marina Update:** The Marina is open and active. If you need fuel for your boat, the Marina is still operating the pumps. If you need a snack or refreshing beverage, you can get that at the Marina as well.
- **Marina Pointe:** I want to thank Mr. Ron Garland for all of his efforts at Marina Pointe. I declared him Mayor of the Pointe due to his dedication and efforts to ensure there are activities and that the area looks great. Without his help, the Pointe would look much different.
- **Rubber Duck Regatta, Music on the Green & Memorial Day weekend:** The Rubber Duck Regatta was a splash hit. Thank you to everyone who participated and supported the fun. The Shawnee Women's Club knows how to have fun! Our first Music on the Green was a great success, with families, friends and neighbors enjoying the good weather and great tunes. Music and a food truck at the Campground was enjoyed by many. Memorial Day weekend was very busy-and most importantly, safe. We thank our community for coming together to honor the brave men and women who made the ultimate sacrifice.
- **Boat Patrol & Lake Safety:** Our boat patrol is now active and out on the water. Their presence is a reminder to all of us to stay vigilant and practice good boating safety. We're still seeing some issues related to boat certifications, and we urge everyone to double-check that your vessel is registered and compliant with lake policies. Safety is not optional-it's essential. We're also emphasizing general safety around the lake-from watercraft etiquette to observing wake zones and protecting swimmers. Please take all the rules seriously for the well-being of all.
- **Insurance Rates:** We wanted to share the great news that the Lake's general insurance has been renewed for another year. We were able to achieve savings on the insurance premiums of over 13% (approximately \$20,000), and we are hopeful that we can change the renewal cycle to every 3 years instead of annually, beginning next year.
- **In Case of Emergency:** Whether it's a suspicious activity or a medical concern, please remember to call 911 or the non-emergency number at 937-378-4155. I personally witnessed how quickly our local response teams act when called. It makes a difference, and your call could save a life or prevent an incident. Many individuals call the front gate expecting that they are contacting dispatch-but they are not. If there is a need that requires a police officer, please call the appropriate numbers. The front gate is not a dispatch center. Also, please do not call the Sheriff's Office directly, as the dispatch center is located in a separate building, which can further delay response times.
- **Aqua Doc** has started treating the lake for Algae. They will be treating the Lake once per week and the Water reservoir every other week. We also released 200 carp to help mitigate the algae growth. We will keep an eye on the algae and follow the lead of Aqua Doc if something needs to change.

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

Calls for Service	43	Animal Complaints	9
Arrests	3	Livewell Checks	26
Reports	28	Fire Runs	0
Citations	9	Grinder Pumps	19
Warnings	19	Squad Calls	11
Security Checks	68		
Call for service breakdown of main access area, excluding parking lot area			
Campground	4	Rec Center	1
Lounge	0	Lodge	0
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	

1391	88.1	1,079
1591	n/a	29.0
2091	98.4	937.0
RFID Front – 17,698		Front Guest Lane – 13,160
RFID Rear Entry – 17,418		Rear Exit – 21,897

- **Reminder:** Per Ohio Revised Code section 1503.18, the burn ban has been lifted as of June 1, 2025
- **Other Information:** Officer Cody Powell has resigned from his full-time position with the Lake Waynoka Police Department to pursue endeavors with his small business. We wish him all the best and thank him for his service. Jamison Underwood has accepted a full-time position as police officer with the Lake Waynoka Police Department and has already begun his training. Officer Underwood joins our department with 28 years of experience with the State of Ohio and began his law enforcement career with a lake community. Officer Underwood will be a great asset to our department with his experience and training. Please let us all give a warm welcome to him. His training will be completed in the next few weeks, and he will fill a large part of our coverage needs.

Other Committee Reports:

Building (Barge/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	May	Year to Date
Residence	5	26
Dock/Boat Lift	1	13
Additions	0	1
Repair/Replace	0	4
Pool	0	2
Deck	2	4
Garage	2	3
Storage	0	4
Boat Cover	0	1
Carport	0	0
Fence	5	8
Misc	1	1
Totals:	16	67

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

Lake Advisory (TBD/Bisbe): None

Long Range Planning Committee (Borgman/TBD): Terry reported that dredging begins soon. The LRPC presented a schedule to the Board. It includes the beginning of the second cycle to address all cove channels on a rotating basis beginning at Quachita. We have 3 barges and 1 excavator.

Rules and Regulations (Taylor/Barton): Vice President Barton reported that the R&R committee has met and began work on short term lease/rental language in the CODE.

Campground Committee (Abbatiello/Klein): Jerry brought forth camper complaints about blacktop grindings placed around the pavilion and in low lying areas. Mgr. Wilkin said this is a temporary fix to control water pooling. President Eads said the grindings pack down nicely and will form a nice base for resurfacing at a later date. This saves us money especially when compared to paying for all the pavement grindings to be removed from the Waynoka Drive project.

Community Suggestions (Klein): Trustee Klein reported that several suggestions have been received. She apologized for the delay in communication as Treasurer Lane and AJ are beginning work to digitalize the process but paper forms will still be available for those members wishing to use them. Suggestions received include: Lake Waynoka (LW) reference book located in the library; assessment of LW perimeters by volunteers; news/notices added to the LW website; fans, sanitizer and ½ sized weights in the fitness room; signs at the beach area stating no fishing allowed; dedicated visitor/member parking area at the beach.

Unfinished Business: The Board moved to Executive Session for this portion of the meeting.

- At 10:43am, Lane motioned and Barton seconded to enter into executive session to discuss a legal matter. A yea/nay vote was taken and the motion passed unanimously.
- At 11:04am, Lane motioned and Barton seconded to exit executive session. A yea/nay vote was taken and the motion passed unanimously.

New Business: Motion #391 was presented. *See below.* The Board noted prior to a vote, that a contingency plan is in place for Marina operations.

Motions & Resolutions: Motion #391 was made by Lane and seconded by Barton. Be it hereby moved that the Board of Trustees of the Waynoka Property Owners Association, Inc., formally approves and directs Board President Sue Eads to issue and sign a final written letter on behalf of the Board to Mr. Mike Napier regarding his ejection from the Lake Waynoka Marina property. The letter shall outline the Board's final position, reference the prior lease terms, document lease expiration and violations, and reinforce the requirement for Mr. Napier to comply with the terms of the eviction notice, including removal of property and settlement of any outstanding obligations. This letter shall serve as the Board's official and final communication on the matter and shall be entered into the Association's records accordingly. A roll call vote was taken and the motion passed unanimously. *Trustee Bynum and Secretary Moore voted to approve the motion by proxy votes.*

Community Organizations:

- **Civic Club** – Dave Adler: Our next meeting is June 23rd. Please consider joining. Bingo tonight. Dave introduced Tony Sousa to give an update on the Veteran Flag project. Tony thanked the Civic Club, Shawnee Women's Club and the WaterSports Club for their generous donations to the project. Thank you to Mgr. Wilkin and the administration staff for handling applications for banners. Thank you to Terry Borgman, Tom Kizer and Michael LaPlante for volunteering their time to help with the flag project. Tony has a few of the banners on display today. We have received 10 and will be placing an order for another 10 soon. We continue to meet with Duke Energy for telephone pole certifications that will allow us to place the military flags.
- **WaterSports** – Matt K.: Our next meeting is Saturday, June 21st at 10am. Ken Light and Nan Wales have generously offered to host the meeting at their home on 11Mohican East Cove. We will be sponsoring a Mardi Gras themed golf cart parade on June 28th.
- **Shawnee Women** – Nan McHugh: Thank you to all of the Rubber Duck regatta and Ice Cream Social volunteers. We will have 2 booths at Waynoka days. One is the basket raffle and the other will be a food booth. We currently have 30 members but are always looking for more women to join our group.

Board Comments and Concerns: None

Membership Compliments and Concerns: Brian Hart would like correspondence to the emails he has sent.

Adjournment: The motion to adjourn was made by Lane and seconded by Klein. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 11:17am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary