

WPOA Board of Trustees Saturday Meeting – 7/12/25

***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 Eads 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: Bisbee, Bynum, Eads, Klein, Lane, Wagner, Mgr. Wilkin

Absent: Barton, Miller and Moore were excused.

Minutes: Klein made a motion and Lane seconded to approve the 6/14/25 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Eads): We had a very nice and safe July 4th at Lake Waynoka. I appreciate everyone's cooperation on the roadways and water during the busy holiday. I remind everyone to be safe on the water and do not overload your boat as it is easy to lose control if you begin taking on water.

Treasurer's Report (Lane):

Operating Funds

- June total operating income was \$193,587.52
- June total operating expenses were \$271,974.96 with no unexpected expenses.
- Operating fund balance at the end of June was \$1,095,152.54.
- Operating income for the year at the end of June was \$2,286,827.46. That is 69% of the plan for 2025. Expected income at the end of June was 72% so 3% under budget.
- Operating expense for the year at the end of June was \$1,624,786.49. That is 50% of the plan for 2025. Expected expense at the end of June was 48% so 2% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in June was \$17,155.00.
- Assessment account expenditures in June totaled \$163,791.16. This includes \$160,047.70 for a new tractor with bushhog and a single axle dump truck.
- Balance of all allocated assessment accounts at the end of June was \$1,545,722.17.

Invested Funds

- Invested Reserves at the end of June totaled \$540,917.25.
- Total cash on hand at the end of June was \$2,623,574.15.

Manager's Report (Mgr. Wilkin):

- We had two confirmed bear sightings in the lake. No one was in danger and the bear appears to have moved on.
- As we begin our report this morning, I'd like to recognize and congratulate our Employee of the Month, Mr. Dan Pike. Dan has been a dedicated member of the Lake Waynoka staff for approximately seven years. He began his time here as the "pool guy", where he performed his duties reliably and without fail. He was quickly transitioned to the Wastewater Treatment Plant (WWTP), where he has now served for 6.5 years. Dan continues to grow in his knowledge and consistently demonstrates strong leadership and expertise. He is a valuable asset to our team. If you see Dan around the Lake, please join us in congratulating him for his hard work and dedication.
- Our Member of the Month is Nan McHugh. Nan was nominated for her many years of faithful service and involvement in the Lake community. I've had the pleasure of working with her in several capacities-most notably as the President of the Shawnee Women's Club, as a member of the Elections Board, and as part of the Long Range Planning Committee. Nan always approaches conversations with a smile and a kind heart. We're thrilled to recognize her for her contributions to the community.
- Moving into our updates, I want to highlight the upcoming Waynoka Day celebration. A huge thank you goes to Mrs. Chy King for her hard work organizing this event and coordinating with clubs, committees and vendors. Waynoka Day is scheduled for July 19th from 12pm to 6pm. We currently have approximately 100 vendors registered to participate. The event will include a watermelon eating contest, bounce houses, a petting zoo for the kids and axe throwing for the adults. There will be something for everyone to enjoy! We'll also have a dunking booth-rumor has it, a few familiar faces may end up in the hot seat! We hope to see you all there for a

day full of fun and community spirit. We also want to extend our appreciation to the sponsors, clubs and all who participated in the many events this past month. The Charlie Beard Firecracker 5K Run on July 4th, the Golf Cart Parade, the fireworks in Sioux Cove, and the Car Show at the beginning of June were all fantastic events. These occasions require significant planning and coordination, and we're grateful for everyone who made them possible.

- The pool has seen strong attendance this summer and we thank Evelyn and her team of lifeguards for keeping our guests safe. However, we are still experiencing some issues with the electrical power at the pool. We plan to upgrade the electrical service after the season concludes and are currently in the process of obtaining quotes for the work.
- In regard to road paving, we are currently working with several contractors to determine which roads will be addressed this year. To ensure quality work, we plan to hire an independent engineer to oversee the paving process and verify it is completed according to specifications and standards. We will be posting announcements communicating the schedule of closures for residents.
- At the campground, we are addressing several areas that remain persistently wet. We have received one quote and are waiting on two additional bids to perform the necessary work and resolve those issues effectively.
- We are also working on establishing a yard waste site that will be open to the community once a month. As details are finalized, we will announce the hours of operation, location, and the process for bringing your compostable items. While this has been discussed previously, we are expediting the implementation due to recent illegal dumping incidents, particularly on the north side of the lake, which we are currently working to clean up. To those who reported the issue and voiced concern-thank you. We will get it addressed.
- A quick reminder about golf carts: you must be 16 years old and have a valid driver's license to operate a golf cart around the lake. We are planning changes to next year's golf cart decals to better identify violations of this rule. It is unsafe and against policy for anyone under 16 to drive a golf cart, and we are taking steps to ensure the safety of all members and guests.
- Finally, we continue to enforce codes, rules, and regulations throughout the lake. Over the past month, we have sent numerous letters regarding boats not properly decaled, property maintenance issues and have cited multiple individuals for trespassing and for assisting others in unauthorized access to the lake. We appreciate your cooperation in helping us maintain a safe and respectful community.

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

Calls for Service	51	Animal Complaints	7
Arrests	1	Livewell Checks	21
Reports	32	Fire Runs	0
Citations	17	Grinder Pumps	11
Warnings	27	Squad Calls	17
Security Checks	60		
Call for service breakdown of main access area, excluding parking lot area			
Campground	8	Rec Center	1
Lounge	0	Lodge	1
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	77.4	913	
1591	76.5	1,004	
2091	24.1	72.6	
RFID Front – 19,473		Front Guest Lane – 16,568	
RFID Rear Entry – 19,055		Rear Exit – 24,906	

Other news from Police & Security

- Hugh Redmon has accepted a full-time position as police officer with the Lake Waynoka Police Department and will begin training on August 4, 2025. Officer Redmon joins our department with 30 years of experience after finishing his career as an officer with the State of Ohio Department of Taxation. Officer Redmon will be a great asset to our department with his vast experience, training and knowledge. Please let us all give Officer Redmon

a warm welcome to our community upon his arrival. His training will be completed in the weeks following his starting date, and he will fill our last open full-time police officer position, allowing the police department to resume maximum staffing and police coverage.

- Chief Callahan has been asked about the monthly police reports he publishes and what Police are working on. Several of the current totals include obstruction of justice, serving warrants, falsification of records, theft, complicity to commit crimes, criminal trespassing, domestic violence, traffic violations, narcotics, vandalism and fraud, just to name a few. The most recent and time-consuming investigation concerned child rape and gross sexual imposition. Chief Callahan has been working with several counties and two states to provide information to the investigation. Trustee Klein asked if the incidents of vandalism around the lake have decreased. He said no and asked all residents to be vigilant and report any information to the office, security or directly to him at callahan@lakewaynoka.com with any comments or concerns.

Unfinished Business: None

New Business: Mgr. Wilkin asked that residents dial 911 for all emergencies and contact Brown County Dispatch for other non-emergency issues. The front gate is now able to forward calls to BC Dispatch.

Community Suggestions (Klein): We received a suggestion to create a yard waste area that will be open to residents. Mgr. Wilkin is working on the specifics. Community suggestions can be electronically submitted in Google form on the Lake Waynoka website or submitted in paper format by mail or at the office.

Membership Compliments & Comments: Kim Kramer asked for clarification about a letter posted for campers warning them of cost replacement to fix over loaded breakers and melted receptacles. She would like to see more education of misuse given to campers. Mgr. Wilkin explained that there is a very heavy load especially on holidays when people hook up their camper to a 50-amp breaker, other items to a 30-amp breaker and also to a 110 receptacle. We had several electrical issues to address last week and he asked Donita to post a letter to campers. He did not view the letter but will get with Donita to see what was written as it was meant for educational purposes.

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	June	Year to Date
Residence	1	27
Dock/Boat Lift	0	13
Additions	0	1
Repair/Replace	1	5
Pool	0	2
Deck	0	4
Garage	1	4
Storage	1	5
Boat Cover	0	1
Carport	0	0
Fence	2	10
Misc	2	3
Totals:	8	75

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

Lake Advisory (Wilks/Bisbe): None

Long Range Planning Committee (Borgman/Lane): Terry Borgman reminded everyone that their yearly dues and capital assessments are placed into three categories. We use funds from the improvement account to replace outdated equipment, as needed, and built a storage barn to protect the equipment from the elements. We sell used equipment and the money is placed back into the account.

Rules and Regulations (Taylor/Barton): President Eads gave an update that the committee is working on multiple topics. They came to the Board and we established a 31-day short-term rental. They also asked about shortening the time between the election of Trustees and the beginning of their term. The Board is reviewing the language and discussing new policies to reduce that gap. If members have any suggestions for the committee to review, please email President

Eads and/or any of the Board members and they will be sure to forward the information. All of our infrastructure is being looked at, deleting language requiring telegraphs and safety deposit box, creating language about electronic communication, beautification of properties and implementing standard operating procedures. All of this is being looked at and it is our goal for the year moving forward.

Campground Committee (Abbatiello/Klein): We will have a band and food truck in the campground July 19th from 8p-11p. Thank you to Jason Brumley for sponsoring the band. Camper surveys have been sent out.

Community Organizations:

- Civic Club (Dave Adler): Bingo tonight and at Waynoka Day. We invite anyone interested in joining the club to attend our monthly meetings held the 4th Monday of every month in the Lodge at 7pm. We will be hosting a new member picnic on August 25th, time to be determined, for anyone interested in becoming a member. Dave thanked the club members for taking on responsibility to give back to our community. Special thank you to Tony and Liz Sousa for the military banner project. They are also selling wristbands supporting our veterans to help raise money for the honorary flags.
- WaterSports Club (Shauna Tamanko): We had a successful golf cart parade with 24 participants. The Charlie Beard 5k run on July 4th had 163 participants. All proceeds are donated to the Eastern High Track Scholarship Fund. On Waynoka Day, we will be selling Poker Run tickets and host an axe throwing trailer.

Board Comments and Concerns: None

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 10:41am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary