

WPOA Board of Trustees Saturday Meeting – 3/14/26

***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 appreciate 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: Bisbe, Bynum, Eads, Kitchen, Klein, Lane, Miller, Mulloy, Wagner, Mgr. Wilkin

Special Guests:

- President Eads introduced Betty Jo Ratliff. She is running for Brown County, Jackson Township, Republican Central Committee. She noted that each township has a Democratic and Republican representative. Things to remember concerning voting: Once the absentee ballot is accepted, you cannot vote in-person. She recommends looking online or visiting the Election Office for issues and people running for Office. The absentee ballot requests begin April 6th and it must be postmarked the day BEFORE the election, May 5th, to be counted. Early voting at the Election Office (relocated to Hamer Rd. in Georgetown) begins April 7th. The Primary is May 5th.
- Frank Fussnecker is running for Brown County Commissioner. He is currently a Franklin Township Trustee and will be around to answer questions.

Minutes: Bynum made a motion and Lane seconded to approve the 2/14/26 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed with eight yeas and one nay (Klein).

President's Report (Eads): President Eads addressed the rumor mill. Contrary to rumors, she loves the campground. It cannot be opened until requirements from the Ohio Revised Code, EPA and Brown County Health Department are met. For instance, campers must be able to be moved in the event of a fire to prevent the fire from spreading. She said she is only trying to protect the WPOA from lawsuits and violations. President Eads said a hostile work environment was created while working on revising the campground rules and regulations. There was restricted from a private Google doc access drive, 5-6 Trustees were meeting privately without including the entire Board, confidentiality from the workshop was being shared unlawfully but we were able to get some positive things done.

Treasurer's Report (Lane):

Operating Funds

- February total operating income was \$418,433.20.
- February total operating expenses were \$227,569.23 with no unexpected expenses.
- Operating fund balance at the end of February was \$807,436.83.
- Operating income for the year at the end of February was \$513,104.34. That is 16% of the plan for 2026. Expected income at the end of February was 18% so 2% under budget.
- Operating expense for the year at the end of February was \$476,707.11. That is 15% of the plan for 2026. Expected expense at the end of February was 14% so 1% over budget.

Allocated Assessment Funds

- Income for allocated operating assessments in February was \$187,173.47.
- Assessment account expenditures in February totaled \$60,168.23.
- Balance of all allocated assessment accounts at the end of February was \$453,293.39.

Invested Funds

- Invested Reserves at the end of February totaled \$548,499.96.
- Total cash on hand at the end of February was \$1,809,230.18.

There is nothing new to add. It's that time of year when we are collecting dues/fees. Please remember that there is a 3% processing fee for debit and credit cards. Our annual audit will be coming up soon by Atlas Accounting. They should finish the audit by late April or early May and will issue a report thereafter.

Manager's Report (Mgr. Wilkin):

- The Member of the Month is Ken Wagner. Ken is involved in many clubs and helped start the Sioux Cove Fireworks display. Please congratulate Ken if you see him out in the community.
- The Employee of the Month is Jack Hawthorne. He has worked in the Maintenance department for the past six years. He is a great equipment operator and helps out wherever he is needed. Please congratulate Jack if you see him out in the community. He will be the one wearing a taboggan.
- The golf cart decals are in. They are the same size as the boat decals to make it easier for people to report offenders. Please place them on the left rear fender of your golf cart instead of the front window. If you showed your boating certification card last year, you should be able to get a decal this year without having to show it again.
- I would like to take a moment to provide an update on several key initiatives and accomplishments from the past month.
 - Avian Bird Flu Response: Over the past several weeks, our team has been actively managing the effects of Avian bird flu within the community. To date, we have removed just over 160 deceased geese from the lake and surrounding areas. We also collected a hawk, crow and several woodpeckers. This has been an ongoing effort by our maintenance staff to ensure the health and cleanliness of our environment. It posed no harm to people and is behind us. I want to thank our team for the diligence and prompt response in addressing the issue.
 - Recycling Program Survey: As part of our ongoing effort to improve services and sustainability within the community, we have launched a Recycling Program Survey. This survey was distributed through an email blast to members, shared on our Facebook page, and posted on the Lake Waynoka website. We encourage all members to take a few minutes to complete the survey so we can better understand community interest and determine the feasibility of implementing a recycling program. This is a free program and we need 60% participation to qualify. If you'd like to sign up to receive email blasts, please contact the Office and they will add you to the list. We are working with the Civic Club to collect cans for recycling. This revenue funds the Labor Day Fireworks show.
 - The split rail fencing at the front entrance of the lake has been replaced, and the improvement looks fantastic. I would like to extend a sincere thank you to our maintenance team and our contracting partners for completing the work efficiently and helping enhance the appearance of our entrance to the community. We replaced the fencing around the Lounge and are looking to replace the fencing at the campground.
 - Campground Water System and EPA Compliance: Since February 25, we have been working closely with the EPA and Health Department regarding matters related to our water systems, particularly within the campground. As many of you know, The WRWSD and the water plant supply water to the campground, which places that portion of the system under EPA oversight. Once the water is distributed within the campground, the WPOA becomes responsible for ensuring compliance with Health Department regulations, particularly with regard to preventing cross-contamination in the water supply. Following the scheduled EPA inspection on February 25, several items were verbally identified that require correction before the campground water system can be activated. These items include: Backflow prevention on the water mains entering the campground. Backflow prevention at the campground dump stations and associated frost-free hydrants. Vacuum breakers at every water supply connection within the campground. We were informed that the water coming to the campground cannot be turned on until these issues are corrected, tested, and inspected by Brown County Health Department. Immediately following the inspection, we coordinated with the Health Department to meet onsite and began outsourcing the materials necessary to bring the system into compliance. Initially, we were told that parts would take approximately three weeks to arrive, followed by two weeks of labor to complete the work. Thankfully, Mr. Dan Pike worked closely with Mr. Rob Bynum and their contacts at Ferguson Supply, and they were able to locate many of the required materials much sooner than expected. As a result, most of the parts are scheduled to arrive this Wednesday, reducing the original lead time from three weeks to approximately one week. While there is still a significant amount of work ahead, this progress puts us in a much better position to complete the necessary upgrades. The current cost of these improvements is estimated to be between \$35,000-\$40,000. I would again like to thank Rob Bynum and Dan Pike for their efforts in helping expedite these materials. We now turn our attention to

Chris Bales and his team, who will be working to complete the installation and inspections as we strive to open the campground on schedule.

- The lake has returned to full pool. As a reminder, each April we open the gate valve to allow lake water to help dilute the sewer lagoon as part of the process of reintroducing treated water back into the environment. The process usually takes two weeks to complete. We will communicate the specific timing of this process as we get closer to the scheduled opening.
- The floating docks for Kiddie Coral and Squaw Valley are scheduled to arrive and be installed the third week of April.
- Overall, the past month has involved a great deal of coordination, problem-solving, and teamwork across multiple departments and partners. I appreciate the efforts of our staff, board members, volunteers, and community partners who continue to help move important projects forward and keep Lake Waynoka operating smoothly. Thank you for your continued support.

Lake Waynoka Police & Front Gate Report for February 2026 (Chief Callahan):

Calls for Service	28	Animal Complaints	6
Arrests	0	Security Checks	64
Reports	16	Fire Runs	0
Citations	1	Grinder Pumps	7
Warnings	10	Squad Calls	9
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	61.1	805.0	
1591	70.0	1,010	
2091	79.0	691.0	
RFID Front – 12,120		Front Guest Lane – 6,871	
RFID Rear Entry – 10,631		Rear Exit – 16,551	

Other Information from the Lake Waynoka Police Department

- **Reminder:** The Ohio state issued burn ban began March 1, 2026, 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/> Members who wish to burn during permitted hours are to call the front gate to advise of any planned burning prior to initiating in accordance with WPOA Rules and Regulations (Volume 1) Section 2.
- *If you got a boat decal last year, the boat certification box should have been checked so you will not need to present your certificate of completion again. If you have any issue, please contact Chief Callahan.*
- *There is a rumor that several home break-ins have occurred in the community. There has only been one report of an attempted break-in. We collected good evidence at the scene. If you see any suspicious behavior, please report it. Chief Callahan's door is always open.*

Unfinished Business:

- Trustee Wagner made three motions. Motion #404 is to rescind the motion allowing temporary campers to obtain a pass for their golf cart while camping. Motion # 405 to approve the new rules for the campground. He stated that Trustees have had access to the revisions for two months. The updated rules have had input from Trustees, campground manager and campground committee. Motion # 406 is to remove the campground and building/zoning regulations from the yellow book.
- President Eads said Motion #405 is out of order. Not all Trustees were able to review the updated campground rules and regulations as this was on Trustee Wagner's personal google drive dated 3/14/26 in newspaper layout. The version presented for board action contains Wednesday, March 4, 2026 additions, which include the addition of carpools, grandfathering oversized decks and changes in campsite plot measurement methodology, that were created outside a properly noticed board meeting and no minutes were provided. That version also

does not state it repeals all former rules and regulations. As discussed in the Monday, March 9, 2026 workshop, it was agreed to use this version (yellow book with appendix A added) and if these structural and dimensional conflicts were removed. Further review noted a motion in the yellow book version and other language had also been omitted from this version without board discussion or a vote to repeal the motion. The Wednesday, March 4, 2026 gathering did not meet Code requirements for notice, quorum, attendance control, or minutes (Article III, section 6.1-6.3; Article III section 1; Article VI section 6.1; Article X, section 1; Article III, section 7). Substantive changes affecting structures (e.g. carports) and dimensional allowances (e.g. Oversized decks, changes in measurement methodology) implicate the OAC 3701 code requirements, which are within the requirements of State of Ohio License for the Campground and would require State approval to change. The “Wagner” working draft was only provided yesterday, 3/13/26, to be uploaded to the official WPOA files as required by Board records (Article X, section 1). There board members have not had the opportunity to review the shared document loaded on the WPOA shared drive yesterday. Until the proper process is followed, the Wednesday additions are not valid Board work product. Secretary Klein said there would need to be a 2/3 majority vote to kill the motion and is against blocking it. Treasurer Lane asked if the updated campground rules and regulations violate the Ohio Revised Code (ORC). Klein answered no and said all ORC are being followed. President Eads added that the current license for the Lake Waynoka campground has rules set per the State of Ohio. Trustee Wagner said the google comments were open for all Trustees and would like to move forward with a vote. Trustee Bynum stated that we have the EPA, State of Ohio and Brown County Health department breathing down our necks at this time and we need to cover our butts by gathering information about deck sizes, sheds, ect. And they should be ran by our attorney. He does not want to take anything away from the campers. We need to follow the rules as set forth by these agencies. Mgr. Wilkin is in the process of obtaining language clarifications. Vice President Bisbee called for a vote. *Please see motion and results below.*

- President Eads said Motion #406 is also out of order as the motions in the yellow book have not all been transferred into the Vol 4 Campground Rules, verbiage has been bypassed and opens the WPOA to liability issues.

New Business: None

Motions and Resolutions:

- Motion #404 was made by Wagner and seconded by Klein rescind Motion #361, which required temporary campers who wish to bring an unregistered golf cart or UTV into Lake Waynoka to obtain a temporary registration and pass in order to use those vehicles within the community. This motion is being proposed because the newly adopted Campground Rules and Regulations – Volume 4 does not allow temporary campers to bring unregistered golf carts or UTVs when camping at Lake Waynoka. As a result, Motion #361 is no longer consistent with the current campground rules and regulations, and rescinding the motion will align policy with the updated campground regulations. A roll call vote was taken and the motion passed unanimously.
- Motion # 405 was made by Wagner and seconded by Klein that the Waynoka Property Owners Association Board of Trustees approve and adopt the Campground Rules and Regulations – Volume 4 for the campground located within Lake Waynoka. This motion authorizes the implementation of the updated Campground Rules and Regulations – Volume 4 as the governing guidelines for campground use, operations, and enforcement, replacing any prior versions of the campground rules currently in effect. Upon approval, the updated rules shall become effective immediately and will be communicated to members, campers, and staff as the official campground policy. A roll call vote was taken and the motion passed with six yeas and three nays (Bynum, Eads and Lane).
- Motion #406 was made by Wagner and seconded by Klein that the Waynoka Property Owners Association Board of Trustees amend the Rules and Regulations (General) by removing and/or striking all rules and provisions related to campground regulations and building code requirements, as these areas are now governed under their own separate rule books. This action is intended to eliminate duplication and potential conflicts by ensuring that campground matters are governed by the Campground Rules and Regulations Vol. 4 and that construction, building, and property improvement requirements are governed by the Rules & Regulations Vol 2 (Zoning/Building Requirements) for Lake Waynoka. The removal of these sections from the General Rules and Regulations will clarify governance, improve organization of the Association’s policies, and direct members to the appropriate rule books for each subject area. A roll call vote was taken and the motion passed with six yeas and three nays (Bynum, Eads and Lane).

- Motion #407 was made by Lane and seconded by Bynum to approve the revised Zoning and Building Regulations, Volume 2, dated “3-13-26”, as presented. This document was shared with the Board in January and February for review. Purpose of Revision: Continuous Improvement. The revision incorporates the following updates: Updates to the Zoning and Building Regulations, Volume 2 were made due to the WRWSD Utility Restrictions; This version has been updated for clarity and to improve general usage of the document and information: Changes include: general editorial updates and corrections; added separate forms for various build types, defined allowable building structures (all was previously used and was too vague); demolition requirements. The document being returned to standard paragraph format for easier location of content by the end user. These changes have been endorsed by the building committee by written email confirmation. A roll call vote was taken and the motion passed unanimously.

Community Suggestions:

Membership Compliments & Comments:

- Ed Von Lehmden – Heard a rumor that the campground could not open because of the campground rules and regulations not being approved. Campers pays their dues like everyone else. Mgr. Wilkin said the campground cannot open because of a water issue concerning backflow preventers.
- Rhonda Maybriar – would like the February Special Meeting minutes of the Board submitted and published. She believes the meeting was not valid since other items were discussed (besides what was listed) and community members invited that was not stipulated in the letter sent to all Trustees.
- Jim Hewes – Heard his name was part of the Police report in November. His name was mentioned in passing, however, Jim was startled to read the report of events that occurred at the WPOA workshop. He encouraged everyone to read the report which is available at the office. The cost is \$2.50 to have it printed.
- Kim Kramer – thank you Trustees for their yes votes on approving the campground rules and regulations updates. She disagrees with the comments made about the campground and Ohio Revised Code statements. Campers are compliant. The rules are ridiculous.
- Verna Smith – Saw lots of disrespect today and lots of eye rolling. This is not a path that she wants our Board to display. She would like unity and is hopeful we can move forward.

Other Committee Reports:

Building (Barge):

➤ Permit	February	Year to Date
Residence	1	3
Dock/Boat Lift	5	9
Additions	1	1
Repair/Replace	1	1
Pool	0	0
Deck	2	2
Garage	1	3
Storage	0	1
Boat Cover	0	0
Fence	0	1
Misc	0	0
Totals:	11	21

Thank you to the Board for approving the updated Building/Zoning Regulations.

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

Lake Advisory (Wilks/Bisbe): None

Long Range Planning Committee (Borgman/Lane): The annual LRPC report is due in April. It will be presented to the Board for review.

Rules and Regulations (Taylor): The committee is still working on revisions. We are looking at voting on it in pieces with Election Buddy.

Campground Committee (Abbatiello/Klein): None

Community Organizations:

- Civic Club (John Aldrich) – Bingo tonight. We will be having a meeting on March 23rd.
- WaterSports Club (Terry Borgman) – We will celebrate Earth Day on Sunday, April 26th. Please meet at the Lodge at noon. We will provide gloves and garbage bags. A free lunch will be provided to volunteers after the event.

- Shawnee Women's Club (Jennifer Wagner) – We are renaming our club name to the Lake Waynoka Women's Club. We are very active in the community. We are hosting a Spring Fling on March 28th in the Rec Center. It is open to everyone.

Adjournment: The motion to adjourn was made by Bynum and seconded by Lane. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 11:31am

Rhonda J. Maybriar, WPOA Assistant Recording Secretary