

**Waynoka Property Owners Association (WPOA)**  
**Annual Meeting of the Membership**  
**April 18, 2026 – 7:30 p.m.**

---

**1. Call to Order**

The Annual Meeting of the Waynoka Property Owners Association was called to order at **7:30 p.m.** by President Sue Eads.

---

**2. Roll Call**

**Trustees Present (In Person):**

Mike Bisbe, Sue Eads, Nancee Klein, Chris Lane, Dave Wagner, Charles Miller,  
Doris Kitchen, Ed Mulloy

**Trustee Participating Remotely:**

- Rob Bynum

**Also Present:**

- General Manager Wilkin

**3. President's Remarks**

President Eads introduced the current WPOA Board of Trustees and provided a brief overview of the meeting agenda.

**4. Purpose of the Annual Meeting**

The President stated that the purpose of the Annual Meeting was to conduct required Association business, including the installation of Trustees elected by the membership and other business properly brought before the Association.

---

**5. Motion to Enter Executive Session**

At **7:35 p.m.**, Vice President Mike Bisbe made a motion, seconded by Trustee Ed Mulloy, for the Board to enter executive session to address a matter involving Board member conduct.

The motion passed unanimously, no one opposed. All board members entered executive session.

**6. Motion to Exit Executive Session**

At **7:55 p.m.**, Vice President Mike Bisbe made a motion, seconded by Treasurer Chris Lane, to exit executive session. Trustee Wagner did not return to his station at this time.

The motion passed unanimously by the trustees present.

---

## 7. Board Action Following Executive Session

Vice President Bisbe read a recommendation received from the Association's independent HR consultants. The written recommendation from the Association's independent HR consultant, concluded that removal was necessary to mitigate organizational risk.

Following the reading of the recommendation:

- Vice President Bisbe made a motion, seconded by Trustee Mulloy, to remove Trustee Wagner from the WPOA Board of Trustees.
- A roll call vote was conducted. (abstained: Trustee in subject matter)
- The motion **passed unanimously**, and Trustee Wagner was removed from the Board.

---

## 8. Trustee Resignation

Secretary Nancee Klein formally resigned from her position on the Board of Trustees.

---

## 9. Installation of Trustees / Oath of Office

Election Inspector Nan McHugh introduced newly elected Trustees Doris Kitchen and George Baker, along with returning Trustee Rob Bynum.

Ms. McHugh requested Trustee-elect George Baker to take his seat and thanked President Sue Eads for her service.

All Trustees then stood and renewed their Oath of Office. Ms. McHugh thanked the Trustees for their service and volunteer commitment to the community.

---

## 10. Motion to Enter Executive Session (Officer Elections)

At **8:05 p.m.**, Trustee Mike Bisbe made a motion, seconded by Trustee Chris Lane, to enter executive session for the purpose of electing WPOA Officers for 2026. Bisbe, Lane, Miller, Bynum, Kitchen, Baker entered executive session

The motion passed unanimously.

During executive session, Trustee Miller resigned his position on the Board.

---

## **11. Motion to Exit Executive Session**

At **8:15 p.m.**, Trustee Lane made a motion, seconded by Trustee Bisbe, to exit executive session. The motion passed unanimously by the remaining six board members.

## **12. Announcement of 2026 Officers**

Election Inspector Nan McHugh announced the elected WPOA Officers for 2026:

- **President:** Mike Bisbe
- **Vice President:** Ed Mulloy
- **Secretary:** George Baker
- **Treasurer:** Chris Lane
- **Member at Large:** Rob Bynum

**Trustee:** Doris Kitchen

The remaining Board vacancies will be addressed by the Board at a subsequent Board meeting.

---

## **13. Closing Remarks**

President Bisbe thanked the Election Committee and former Trustees Klein, Miller, Wagner and Eads for their service to the community. He stated that the Board's actions were taken in reliance on the recommendation from an independent third-party HR consulting firm and with consideration of the best interests of the Association.

---

## **14. Adjournment**

A motion to adjourn was made by Trustee Lane and seconded by Trustee Bynum. The motion passed unanimously, and the meeting was adjourned at **8:20 p.m.**

---

**Respectfully submitted,**

Sue Eads

Vacating President, WPOA

Acting Recording Secretary in the absence of a Secretary or Assistant Secretary, by Board authority