

WAYNOKA NEWSLETTER



2025

HAPPY NEW YEAR

YOU ARE NEVER TOO OLD

TO SET ANOTHER GOAL OR

TO DREAM A NEW DREAM.

WPOA Board of Trustees Saturday Meeting –12/14/2024

***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 10:08am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Bynum, Eads, Klein, Lane, Marck, Miller, Moore, Raleigh, Taylor, Mgr. Wilkin, Mgr. Cahall

Minutes: Raleigh made a motion and Marck seconded to approve the 11/9/24 WPOA Monthly minutes as printed in the newsletter. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Taylor): President Taylor honored Paul Cahall for his 14 years of service and wished him well in his retirement. Leave it better than you received it. Paul and I have worked together since my early 30s coming when I was elected 13 years ago. Many of the boards that Paul worked with are no longer with us. Under his management and leadership, he has help grow property values that we unimaginable at the time of his career with WPOA Focused on the Big Picture not the nit-picky negative stuff. We are the best private lake community in the state and other lakes strive to be us. Also, Paul is a veteran and we thank him for his service. Zero based budgeting was one of your # 1s and it did not cost a thing however it has made everything to have a healthy financial organization. Among his list of accomplishments: Dredging, Ohio lakes community association officer, Cable & internet, Countless roads paved, Automatic gate system, Many upgrades to campground, Emergency gate on Martin Alexander RD, Replaced WPOA truck fleet, Replace aging equipment, Online bill pay, Credit cards accepted, Social media, Member portal for WPOA account (guest passes), All roofs replaced, Dock upgrades, All culverts replaced, Developed lottery for rental docks, 400+ homes build (maybe more), New boat ramp, Updated dam area. Be proud of what you have done here, sometimes all we here are the negatives, but there are many more members here that have experienced all the positives. YOU Have had impact! Leave it better than you received it. President Taylor presented him a gift from the WPOA and WRWSD which included a Jeff Ruby gift card and a Joe Burrow jersey. Paul said he has enjoyed his tenure here and has seen the membership grow from 1,100 to 1,800 members. He remembers when you could purchase a lakefront lot for \$50,000. We used to own around 200 lots and now have no WPOA owned lots for sale. There was no restaurant, no gas or boat service at the Marina, internet and power outages were very common. He has many people to thank for his success and growth to the community. He made a top ten list of those that have a selfless dedication to the community: John Barton, Charlie Beard, Terry Borgman, John Buskey, Eric Kirk, Betty Purdin, Pete Levermore, Prescilla Redick, Aristotle Roussos and Vern Taylor.

Treasurer's Report (Lane):

Operating funds

- November total operating income was \$84,000.00.
- November total operating expenses were \$215,000.00 with no unexpected expenses.
- Operating fund balance at the end of November was \$484,616.93.
- Operating income for the year at the end of November was \$2,770,000.00. That is 92% of the plan for 2024. Expected income at the end of November was 96% so 4% under budget.
- Operating expense for the year at the end of November was \$2,514,000.00. That is 89% of the plan for 2024. Expected expense at the end of November was 92% so 3% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in November was \$6,000.00.
- Assessment account expenditures in November totaled \$11,000.00 for dam lights repair and pool cover.
- Balance of all allocated assessment accounts at the end of November was \$1,473,822.38.

Invested Funds

- Invested Reserves at the end of November totaled \$529,189.26.

Total cash on hand at the end of November was \$2,467,628.57.

Treasurer Lane gave an update. Accounting firm Kitner and Seller reviewed the first half of 2024. Their report included an A+ rating with no issues found. They having been reviewing and updating standard operating procedures. We will be asking them to be our back-up accountants for the staff. Thank you to all of our administration staff for doing an excellent job. In regards to the 2025 proposed budget, staff health insurance has gone up 36%, liability insurance is up 51%, water and sewer rates are up 65%. We spend roughly \$215,000 on payroll which includes a cost-of-living adjustment and increased pay for several positions so we can retain and attract qualified employees. We were able to offset some of these expenses by eliminating professional

printing of the Lake Waynoka newsletter. This will save \$10,000. The newsletter will be available online and a few copies will be made available at security and the office. Credit card merchant fees will be eliminated and a 3% fee will be assessed to members paying with credit cards. This will save us \$80,000/yr. Members paying with cash or checks will not be assessed the fee. The campground improvement fund contribution will be reduced from 20% to 15% for 2025. Mgr. Wilkin read the increased dues from Motion #384 below. Trustee Klein asked about new building permit refunds. Mgr. Wilkin said refundable deposits are no longer available on building permits. Building permits that have already been approved are still eligible for refunds.

Manager's Report (Todd Wilkin):

- Water Leak Update – December 7, 2024 On December 7, 2024, we experienced a water leak that impacted the entire community. I want to express my sincere thanks to our dedicated team for their swift action in identifying and repairing the issue. Their hard work and commitment ensured that the disruption was minimized, and the water service was quickly restored. Moving forward, we are implementing additional measures to improve communication and response times during similar events, including establishing clearer protocols and enhancing our notification system. This will allow us to keep residents informed in real-time, ensuring better preparedness in the future.
- Chicken Farm and Water Quality Monitoring - We continue to monitor the chicken farm near the lake and its potential impact on the water quality. One area of concern has been the potential for E. coli contamination in both the lake and service water. We have partnered with the EPA to address this matter and ensure that E. coli levels are consistently monitored and kept within safe limits. Regular testing will be conducted, and we are working closely with all relevant parties to ensure that the necessary steps are taken to prevent any adverse effects on water quality and, ultimately, the safety of our community. *Run-off from chicken feces is high in nitrogen which will effect the lake's ecosystem.*
- Lake Valve – We opened the lake valve on 12-2-24. Currently, we are draining the lake at a rate of 2" per day. This is the proper ratio to ensure we are mixing the lagoon water with the lake water. The valve will be open until approximately February 15, 2025, at which point we will close the valve to help fill the lake for our spring drain. *Lagoon draining is mandated by the EPA to retain our sewer license.*
- 2025 Budget and Efficiency Goals - As we approach 2025, one of our primary goals in next year's budget is to enhance the efficiency of operations throughout the community. This will involve reviewing current workflows, optimizing staffing levels, and improving our security measures. We are actively seeking ways to streamline both operational costs and the services we offer, all while maintaining the high standards of safety and community experience that Lake Waynoka is known for. I would like to take this opportunity to thank the WPOA, especially Treasurer Lane and the entire finance committee, for their hard work and dedication in crafting the 2025 budget. Their expertise and attention to detail are invaluable as we work toward a successful and efficient 2025.
- Long Range Planning Committee: I would also like to express my gratitude to the Long-Range Planning Committee for their ongoing efforts in shaping the future of Lake Waynoka. A special thanks to Mr. Terry Borgman for his unwavering commitment to the planning process. His insights and dedication to the long-term vision of the community have been truly exceptional. Mr. Borgman is a key figure in ensuring that Lake Waynoka continues to thrive and evolve in the years ahead.
- General Manager's Lunches: Our first "Lunch with the General Manager" was a great success, providing an open space for residents to engage with me directly and share their ideas and concerns. It was a rewarding experience, and I'm looking forward to our next lunch, which is scheduled for December 18, 2024, at 1:00. I encourage everyone to attend and join in the conversation.
- Personal Thanks to Mr. Paul Cahall: Lastly, I want to personally thank Mr. Paul Cahall for spending the past 8.5 weeks with me. His support and wealth of knowledge have been invaluable as I've worked to get up to speed on the inner workings of the lake and the community. I am truly grateful for the time we've spent together, and I've learned so much from his experience and dedication.

Lake Waynoka Police & Security Report for October 2024 (Chief Callahan):

Calls for Service	41	Animal Complaints	12
Arrests	0	Livewell Checks	0
Reports	20	Fire Runs	1
Citations	3	Grinder Pumps	8
Warnings	15	Squad Calls	13
Security Checks	83		
Call for service breakdown of main access area, excluding parking lot area			
Campground	2	Rec Center	0
Lounge	0	Lodge	0
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	69.6	973	
1591	80.1	600	
2091	99.9	1,849	
Gate Counts			
RFID Front - 15,024		Front Guest Lane - 9,135	
RFID Rear Entry - 16,843		RFID Rear Exits - 20,096	

The Ohio State issued burn ban was lifted on December 1, 2024 and will not be back in effect until March 1, 2025 per the Ohio revised Code (ORC) 1503.18. 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.

Helpful Information for Planning Winter Dock Work

Any planned new dock or expansion of an existing dock requires a permit (see lakewaynoka.com/documents - WPOA, Rules and Regs vol2). As it is likely easier to perform this type of dock work when the lake water levels are down, it is important to understand key timing issues when planning your work. The lake lowering (opening of the valve at the dam) typically starts in mid-November as it is required to coincide with the WRWSD draining the lagoon. It is wisest to plan on having an approved permit in place during December so your contractor can begin work as soon as the water level gets down to an acceptable level. Weather conditions vary year to year and therefore the 'windows of opportunity' are not guaranteed. Even though the lake is lowered and the valve is still open, if there are significant periods of rain, the water level can come right back up in just a few days. Waiting until late January or early February for an approved permit puts you at an elevated risk of not getting your project done before the lake level comes up, as the valve is typically closed mid-February. Permits typically take up to 10 days for review and approval. If your permit requires a dig out, a variance will need to be granted first by the WPOA Board of Trustees. This is done at the once-a-month Saturday meeting. Therefore, it would be wisest if homeowners do their planning with their contractor in September/October (or earlier) so they are prepared to submit their permit in November. This will minimize your risk of delays in getting your planned work accomplished, as mother nature ultimately determines what the water levels will be and therefore how much 'window of opportunity' you have to accomplish your work. Don't hesitate to let me know if any questions.

Permit	November	Year to Date
Residence	2	27
Dock/Boat Lift	5	26
Additions	0	4
Repair/Replace	2	23
Pool	0	3
Deck	0	7
Garage	1	10
Storage	4	25
Boat Cover	0	0
Carport	0	0
Fence	1	17
Misc	0	6
Totals:	15	148

Respectfully submitted, Pete Levermore, Zoning/Building Committee chair
We are looking for a someone with experience to join our committee.

Election Inspectors/Nominating (Nan McHugh, L. Stover, Dawn McNees, Nominating Chairperson):

- The nominating/election committee would like to thank all the candidates for the time and energy they put into this election.
- We would like to congratulate the following New Board of Trustees term starting in 2025.
John Barton, Mike Bisbe, David Wagner
- We would like to thank all the volunteers for helping with the tedious tasks of stuffing the ballots for mailing and for counting the ballots. See ya next year!
- *The newly elected Trustees are David Wagner, Mike Bisbe and John Barton. The Board members who are leaving the Board in April are Vern Taylor, Jim Marck and pat Raleigh. The new Trustees will be sworn in at the Annual dinner in April 2025.*
- *The Election Committee would like to give a huge thank you to everyone who helped this year to assemble the ballot for mailing and/or who helped count votes. They are: Trish and Barry Pottinger, Claudia and Tom Glutz, Cindy and Scott Harper, Kathy and Jim Williams, Sue and Pete Levermore, Chris and Tome Kizer, Terry McNees, Debbie Schultz, Eileen Brown, Linda Woods, Margie Gray, Dennis Moehler and Mary Costa.*
- *President Taylor extended a thank you to the committee and all volunteers.*

Lake Advisory (Johnson/Marck): None

Long Range Planning Committee (Borgman/Raleigh):

The Long-Range Planning Committee met with the General Manager and the WPOA Board earlier this month to review proposed 2025 capital assessment projects for the roads, lake and improvements account and whether these will be adequate revenue for them. The WPOA Board is reviewing these projects before finalizing the 2025 capital assessment budget. This budget will be finalized in January and voted on at the January 11, 2025 monthly meeting. *Terry asked members to look at the future and identify strategies and goals to keep our community growing. We need communication and planning for our vision. Please consider volunteering for the LRPC. President Taylor thanked Terry and the committee for all of their hard work this year.*

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

Campground Committee (Abbatiello/Eads/Klein): None

Unfinished Business: Vice President Eads gave an update on community suggestions. At this time, we are gathering information from ODNR about the suggested overflow project at the dam. We have not had a club come forward to sponsor the military flags around the lake. We received one suggestion this past month and will be discussing it at our next workshop.

New Business: Three variances were submitted.

- Lot #417 asked for a 4' dock digout. Raleigh made a motion and Moore seconded to approve the variance. A yea/nay was taken and the motion passed unanimously.
- Lot # 458 asked for a 4' dock digout. Raleigh made a motion and Lane seconded to approve the variance. A yea/nay was taken and the motion passed unanimously.
- Lot # 2301 asked for an end of cove parallel dock installation. It does not meet the 17' center line requirement. The Building/Zoning committee reviewed the variance and were ok with allowing this variance since it is at the end of the cove and will be parallel as not to interfere with boat traffic. Lane made a motion and Raleigh seconded to approve the variance. A yea/nay was taken and the motion passed unanimously.
- Trustee Klein asked for verification that a larger line-item mistake on the proposed 2025 budget had been corrected. Yes it has and did not affect the totals.

Motions & Resolutions: Motion #384 was made by Raleigh and seconded by Lane to accept the proposed 2025 budget with \$3,295,419.86 in income and \$3,238,866.70 in expenses with an expected surplus of \$56,553.00 as presented to the Board. The budget includes the following changes in the dues and fees structure.

- Dues: increase \$20.00 from \$440.00 to \$460.00
- Multi-Lot Fee: \$10.00 from \$125.00 to \$135.00
- Homeowner Fee: increase \$10.00 from \$190.00 to \$200.00
- Annual Mowing Fee: Increase \$5.00 from \$125.00 to \$130.00
- Guest Cards: No increase
- RFID Stickers: No increase

Annual Dock Rental: No increase

- Annual Boat, Golf Cart, UTV Registration: Increase \$5.00 from \$60.00 to \$65.00
- Winter Camper Storage Fee: No increase
- Camping Fees: No increase in nightly camping fees
- Refundable deposits are no longer available on Building Permits

A roll call vote was taken and the motion passed with 8 yeas and 1 nay (Klein).

Community Organizations:

- Civic Club: Mike LaPlante announced the Club is selling Lake Waynoka apparel. It makes good holiday gifts. Dave Adler said that Bingo will resume next month. We are on hiatus and will resume meetings in March. We would like to thank Angela's restaurant for their festive decorations.
- Shawnee Women's Club: Sue Levermore thanked the club members for decorating the Lodge. We are celebrating Light Up the Lake tonight from 6-8pm. Santa will be here. Cookies, coffee and hot chocolate will be available. There is a beautiful home decorated on the water. You can view it from the Marina.
- Book Club: See Vickie Nimmo if you'd like to purchase a lake Waynoka cookbook. Cost is \$10.

Board Comments and Concerns: Treasurer Lane thanked the Finance Committee members for their commitment and work on the 2025 budget. Jeff Rush, Pat Raleigh, Vickie Feil, Vern Taylor, Mary Costa and Paul Cahall.

Membership Compliments and Concerns:

- Joan Hartings: expressed her frustration for allowing classes and events to be booked during the times when they are playing pickleball. The gym should be used for members and not outside instructors/classes. She called out members calling in passes and not being present with their guests. Mgr. Wilkin apologized for overbooking the gym and will be sure to check the gym calendar moving forward.
- Dave Adler: The chapel is growing and would like to discuss expanding the chapel and parking lot in the future.
- Doris Kitchen: 1600 ballots were mailed out to members in good standing for the WPOA Trustee election. She would like to see collections stepped up on the 700-800 lots in arrears on dues. Ms. Kitchen asked to be a volunteer on the Rules & Regulations committee and was told no by President Taylor. He would not discuss his answer at the meeting. Doris asked Trustee Klein why she voted no on the 2025 budget. Nancee thanked the committee for their work but saw too many discrepancies that she did not agree with. She was mostly opposed to the 5% reduction to the campground improvement fund. Treasurer Lane said that the WRWSD increases amounted to \$19,000 for the campground and campers did not want their nightly fees raised. This left no alternative but to decrease the amount to their improvement fund. Vice President Eads added that a survey was sent to campers and the result of the survey was that campers would rather the improvement fund percentage be reduced rather than raise their campsite fees. Trustee Klein said the campers did not want an increase in their fees nor a decrease in their fund percentage. She would like to explore charges made to the campground for maintenance, administration and security fees.
- Jim Hewes: would like to see the Board be more involved in recouping the \$700,000-750,000 loss each year from delinquent property owners. It is unfair to keep placing increases on owners in good standing. Treasurer Lane said that we have to wait for the Brown County Auditor to go through the legal process. We cannot seize property The Auditor/Sheriff sale process takes 3-5 years to move through the court system.
- Donita Hagen: Do not ask for committee volunteers if you turn them down publicly. It is not right.
- John Buskey: recently did a property analysis based on the Auditor's website. He found that there are 860 lots in delinquent status, and of those, 399 lots in the database have no known contact so the WPOA does not know that information either.
- Ed ?: Is thankful for the response to the water main break and the information sent out by administration. Many good ideas have been shared to get updates of an urgent matter to members. Thank you to Indian Spring Winery for offering restrooms and water to everyone. He welcomed Mgr. Wilkin and thanked Paul Cahall for his service. He is proud to be a part of this community. Merry Christmas and Happy New Year to everyone.
- David Kinsey: attended the Sheriff's auction last year and was disappointed that, in addition to delinquent taxes, delinquent WPOA dues must be paid to purchase the property. He asked the Board to reconsider this practice. Paul Cahall said that this was implemented to discourage contractors from buying lots at very low prices and building more homes. This also allows the Board more control to buy those properties and sell them to recoup some of the back dues.

Adjournment: The motion to adjourn was made by Raleigh and seconded by Eads. A yeas/nay vote was taken. All were in favor and the meeting was adjourned at 11:23am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary

WRWSD Board of Trustees Saturday Meeting – 12/14/2024

President Levermore called the meeting to order at 9:30am.

Roll Call: Present: Armstrong, Feil, Levermore, Moore, Wales, Mgr. Wilkin, Mgr. Cahall
Absent: Harper and Kost were excused.

Minutes: A motion was made by Moore and seconded by Wales to approve the 11/26/24 minutes as distributed and read. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Levermore): President Levermore read the following:

- **Key Things To Be Aware of Regarding Your Water and Sewer**

- ◆ Lake Waynoka has its own water and sewer plant which is run by the WRWSD (Waynoka Regional Water and Sewer District). The WRWSD is a political subdivision of the State of Ohio and operates separately from the WPOA.
- ◆ Key contact numbers for the security and the WRWSD plant can be found on the web page under "About" and then "Local Resources". You can always be free to call the plant during normal working hours with any questions.
- ◆ Should your water service go out temporarily due to a water line or water main break you should be aware of the following:
 - ◆ The first priority of the WRWSD will be to fix the problem and get service back to customers. While you will obviously know your water is out just by trying to turn on your water, the WRWSD will, as soon as is practical, try to post a notice to the community on the website of the situation status.
 - ◆ Besides water not running, please remember that your toilets will not be able to flush once you have emptied the toilet tank.
 - ◆ Once water service is restored be aware that the pressure to the lines is gradually brought up, to minimize the chance of further water line failures. You, therefore, may initially have reduced water pressure.
 - ◆ Locations near to and impacted by the service failure will typically be advised to boil their water for consumption, as the lines had been opened to potential contamination during the event. A timeframe for the boil order will also be given.
 - ◆ Water may typically be discolored after the repair and service is restored. This is due to many factors like seldom used valves being exercised, the contamination mentioned above, and water possibly coming from a new source and direction. The WRWSD will look to flush the main lines. Once this is done, individual homeowners may want to run their water for a short duration to ensure the line from the street to their house has been cleared of potential air pockets and cloudiness.
 - ◆ You should be aware of the potential need to run your washing machine or cleaning out your icemaker as cloudy water could have been in these lines.
 - ◆ Each house has a grinder and grinder pump which sends your sewer discharge to the sewer plant. This unit requires both water and electricity to function properly. Please see the posted "Grinder Pump Reminder" notice. For more information on this.
 - ◆ **Note:** Having a service disruption with your water or sewer is certainly a concern, but it should not be confused with a disaster. Disaster information is outlined in the posted "Waynoka Awareness Safety Program" document.
- President Levermore recognized Paul Cahall's service to the WRWSD over the past 14 years with a certificate of appreciation and a gift to be presented at the WPOA meeting. President Levermore commended his hard work and efficiency. Paul was a VP on the OLCA and is instrumental in our community being viewed highly from other lake communities in the State of Ohio.
- The 2025 WRWSD budget proposal has been distributed to Trustees for review. We will be meeting Monday to vote on the budget. We have to wait until the WPOA approves their budget which they will be doing this morning. The WRWSD budget is required by the State of Ohio to be approved before December 31st.
- Potential WRWSD increases are as follows:
 - ◆ Sewer expansion assessment in the amount of \$20/month. This money will be put into a reserve account for the project. The design of the facility is expected to cost \$1,000,000.00 thus the reserves will only cover a portion of this amount.
 - ◆ Sewer will increase from \$46.50 to \$49.50.
 - ◆ Water will increase from the current \$29.50 amount by either \$3.50, \$8.50 or \$10.00. This will be discussed finalized in the monthly meeting on Monday. WRWSD Trustees are working very hard to keep increases to a minimum.

- ◆ In closing, President Levermore said that our current sewer system was designed for roughly 770 homes. We are around 1,000 homes now and have been able to put off the expansion because of part-time residents. We are now at a point where it is no longer sustainable to accommodate community growth.

Treasurer's Report (Feil): Treasurer Feil reported that she has reviewed WRWSD financial records as of November 30th and has found no issues. Everything is running as expected.

Manager and Plant Superintendent Report (Mgr. Cahall/Mgr. Wilkin/Supt. Wilson):

- The water break was a big deal. There are standard operating procedures in place. Security personnel track a water pressure gauge periodically during their shift. The employee noticed the pressure dropping rapidly and began notifying WRWSD personnel. Water pressure was lost within two hours. Thankfully, five WRWSD staff came in to look for the leak in the dark. Using flashlights, they were able to locate the 6" main break in a remote location. It was sheared and workers were able to repair it later that day. A boil water advisory was issued. We expected that to last until Monday when we could get the water tested. Supt. Wilson made some calls and found a lab open on the weekend to have the water tested. The boil water advisory was lifted on Sunday. Naturally, with a break of this size, there was sediment in the lines and there is some air in the lines which makes the water look cloudy but settles after a few minutes. The WRWSD staff is "burping" the system to reduce air in the lines. Mgr. Wilkin assured everyone that their water is completely safe for consumption.

Old Business: None

New Business: None

Motions and Resolutions:

- A motion was made by Armstrong and seconded by Wales to approve the October 31st financial statement as distributed.
- A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Armstrong and seconded by Wales to approve the November 30th financial statement as distributed. A yea/nay vote was taken and the motion passed unanimously.

Board Member Concerns: None

Membership Concerns:

- Ken Starek: expressed his thank you to the WRWSD staff for their quick response on locating the water break and getting it repaired. Mr. Starek would like to see more information to members be distributed quicker when serious issues arise. He is still experiencing a lot of sediment in his water. Mgr. Wilkin said that he has looked into One Call and it is expensive. AJ is exploring text notifications to members enrolled in the email blast.
- John Aldrich: suggested a water bill mailing opt-out for members to save the WRWSD money.
- Barry Pottinger: asked if there is an extra fee on new homes being built that go towards the sewer expansion. New homes pay \$18,000 for water and sewer hookup. A portion of that money goes into reserves.

Adjournment: The motion to adjourn was made by Wales and seconded by Moore. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:03am.

Rhonda J. Maybriar, WRWSD Assistant Recording Secretary

WRWSD Board of Trustees Monday Meeting – 11/25/2024

President P. Levermore called the meeting to order at 6:00pm.

Roll Call: Present: Armstrong, Harper, Kost, Levermore, Mgr. Wilkin, Supt. Wilson
Absent: Feil, Moore, Wales and Mgr. Cahall were excused.

Minutes: A motion was made by Armstrong and seconded by Kost to approve the 11/9/24 Monthly Meeting minutes as distributed. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Levermore): None

Treasurer's Report (Feil): The September ledger was passed around for Trustees to review and sign. Several motions were made. *(See below)*

Manager and Plant Superintendent Report (Mgr. Wilkin, Mgr. Cahall & Supt. Wilson):

- Supt. Wilson gave the following updates to the Board. Eight hydrants have been replaced with two more identified that do not drain properly. They are scheduled to be replaced next week. Supt. Wilson is creating a QR spreadsheet for flushing

- and exercising fire hydrants. We had a new hire start today and one resign. The GAC filters have been cleaned and are back online. The water tower sensor has been installed. WRWSD employees can track water capacity in the tower from their smartphone. We have several projects beginning in January. We are scheduled to complete the annual plant lab certification on December 12th. This is required annually by the EPA. Supt. Wilson is exploring a three-year certification instead of annually. Grinder pump repairs are up-to-date. The QR code spreadsheet is proving to be beneficial. We continue to have educational safety toolbox talks. Water quality is very good.
- Since we are now in the initial engineering process, and have budget concerns, Mgr. Wilkin will be asking two engineering firms to do presentations at the January Monday meeting. This will allow the Board to see their vision and gather some pricing information. He asked the Trustees to bring questions for the firms so we can make a more informed decision regarding the sewer expansion.
- The Board discussed several items regarding the sewer expansion. Mgr. Wilkin is experienced in grant proposals and shared his knowledge with the Board. After we secure an engineer of record, they can also assist in exploring grants and loans.
- Mgr. Wilkin will be having a first quarter meeting with Brown County Regional Water and Brown County Commissioners to create relationships and coordinate future goals.
- The Board discussed having a collaborative meeting with the WPOA to discuss their plans, if any, for the number of homes that may be built in Lake Waynoka. This number is crucial to water and sewer infrastructure for the community.
- The majority of the meeting concerned the 2025 WRWSD budget. Mgr. Wilkin passed out the current draft for review. The budget numbers are based on twenty new homes for 2025. Trustees went through line items and asked questions. They remain committed to controlling/limiting costs while accounting for inflation. They want to keep water and sewer increases to a minimum. No increases leave both water and sewer budgets in a deficit. They asked Mgr. Wilkin to update the budget draft with their proposed increases. Supt. Wilson is streamlining the budget codes so it will be easier to place items in the appropriate category. The budget will be voted on at the December 16th workshop.
- Mgr. Wilkin would like a water and sewer rate study done in 2025 so we can project future water and sewer costs/increases. He shared water and sewer cost information from other communities to show our rates are competitive and slightly below rates of those communities.
- Several Trustees would like to have a copy of the emergency response plan. Mgr. Wilkin will get those together.

Old Business: None

New Business: None

Motions and Resolutions:

- A motion was made by Kost and seconded by Armstrong to approve the September 30th financial statement as distributed. A yea/nay vote was taken and the motion passed unanimously.
- Motion #2024-23 was made by Kost and seconded by Harper to approve the 2024 budget amendment with an increase in total expenses of \$13,847.71. A roll call vote was taken and the motion passed unanimously.
- Motion #2024-24 was made by Armstrong and seconded by Kost to approve Tina Taylor and any or all Board of Trustees to receive Fraud Reporting and Training online in behalf of the entire WRWSD Board of Trustees. A roll call vote was taken and the motion passed unanimously.

Board Member Concerns: None

Adjournment: The motion to adjourn was made by Levermore and seconded by Harper. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 7:41pm.

Rhonda J. Maybriar, WRWSD Assistant Recording Secretary

Follow us at facebook.com/lakewaynoka to stay up to date on important notices.

**WAYNOKA PROPERTY OWNERS ASSOCIATION
TREASURER'S REPORT; BALANCE SHEET**

GENERAL OPERATING FUNDS:	11/30/2024	11/30/2023
OPERATING CHECKING/PEOPLES	\$64,600.65	\$33,191.39
CHARGE CARD ACCOUNT	\$30,708.29	\$53,622.89
OPER SAVINGS/FIRST STATE BANK	\$25,856.91	\$105,654.09
RESERVE OPERATING/FIRST STATE BANK	\$361,105.65	\$419,423.59
LOTTERY CHECKING	\$2,345.43	\$4,810.37
TOTAL OPERATING FUNDS:	\$484,616.93	\$616,702.33
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$925,985.72	\$645,542.44
\$130.00 LAKE ASSESSMENT	\$113,083.38	\$120,805.33
\$115.00 IMPROVEMENT ASSESSMENT	\$292,886.42	\$311,169.44
CAMPGROUND IMPROVEMENT	\$121,866.86	\$59,123.09
TOTAL	\$1,453,822.38	\$1,136,640.30
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1024534762	\$182,684.01	\$175,477.89
Peoples CD	\$137,483.78	\$134,700.81
1ST STATE CDARS #700700590	\$53,914.04	\$53,066.02
1ST STATE CDARS #700700838	\$155,107.43	\$154,437.47
TOTAL INVESTMENTS:	\$529,189.26	\$517,682.19
TOTAL ALL ACCOUNTS:	\$2,467,628.57	\$2,271,024.82

2024 INCOME END OF November	2024	2024 EXPECTED
\$2,770,000.00	92%	96%
2024 EXPENSE END OF November		
\$2,574,000.00	89%	92%

IMPORTANT NOTICES FOR 2025

- Refundable deposits will no longer be available on building permits.
- A 3% surcharge fee will be assessed to members paying with credit cards. Debit cards, cash and checks are excluded from this surcharge fee.
 - ⇒ For example, you come into the administration office and pay a \$100 invoice. If you pay with a credit card, your total will be \$103. If you pay with cash, debit card, or a check, your total will be \$100.
 - ⇒ This new change will be completed by the end of January 2025.



ENJOY RETIREMENT!

In honor of Paul Cahall for his 14 years of service as general manger here at the lake, we wish him all the best with his new grand adventure into retirement!

You will be missed!



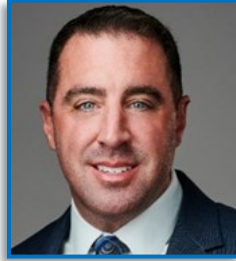
Election Inspectors/Nominating Committee Statement

Congratulations to the following New Board of Trustees term starting in 2025!

John Barton



Mike Bisbe



David Wagner



Nominating and Election Committees would like to thank all the volunteers for helping with this election, we couldn't do it without you!



Art Club Meeting

**Monday, January 13th, 2025
6:30 pm in the lodge**

The meeting will keep you up to date on Art Club activities.

After a short meeting, we will have fun painting and gluing a shadow box button craft.

If you have a glue gun please bring it with you.

There will be a \$10.00 charge for this activity.

BYOB and a snack to share if you would like.

We look forward to seeing you---bring a friend!!





ORGANIZATION SPOTLIGHT FOR JANUARY 2025




Submissions for the February (Issue 437) newsletter must be received by 01/14/2025 by 4pm. No Exceptions. Submissions will be added on a month to month basis unless you are a paid advertiser. If you want your flyer/event ad to run in more than one month, it must be discussed with the newsletter editor (newsletter@lakewaynoka.com) first.

{ART CLUB} (sandy.beard17@gmail.com) Sandy Beard:

Art Club will be meeting on Jan. 13th at 6:30 in the lodge. We will be making shadow boxes with buttons. These buttons were donated to us by Terry Borgman and were part of Margie's collection. Please check out the newsletter and [Lake Waynoka Art Club Facebook page](#) for more information.

{BOOK CLUB} (lindajstover51@gmail.com) Linda Stover:

The Waynoka Book Club meets the 2nd Tuesday of every month at 10:00am in the Lodge Library to discuss a chosen book and hold a short meeting. The January book is "Seven Husbands of Nancy Hugo" by Taylor Jenkins Reid. The February book is "Killers of the Flower Moon" by David Grann. Contact Linda Stover at lindajstover51@gmail.com or Sue Mohler at sue@dbmim.net for more information.

The Evening Book Club meets the last Thursday of the month in the Lodge Library at 6:30 pm. The January book is "The Huntress" by Kate Quinn. Contact Vicki Nimmo at nimmovicki@yahoo.com for more information. The evening group reading list is on the Waynoka Facebook page.

COOKBOOKS FOR SALE: We have cookbooks for \$10. All proceeds from the book sales go to the Annual Lake Waynoka Book Club Scholarship Fund. Contact Linda Stover or Vicki Nimmo if you would like more information or to purchase cookbooks or make a donation to the Scholarship Fund.

THE LIBRARY is open to everyone at Lake Waynoka. Books are free to take and return when you are finished. There is a great selection of mysteries, novels, romance and non-fiction books to choose from. Donations are appreciated. Please donate small amounts of books at a time to help out our library volunteers. We would love to have you join us!

{CAMPGROUND} (937-446-2887) Donita Hagen:

Closed for the season.

{CIVIC CLUB} (civicclub@lakewaynoka; 304-546-3713) Dave Adler:

The Club is pleased to recognize Angela's by the Lake. They have received a Certificate of Appreciation for encouraging both holiday and community spirit through their wonderful seasonal decorations!

Club meetings will resume in March. Over the winter there may be opportunities to volunteer, so we will keep in touch by email.

{GARDEN CLUB} (937-205-7916) LOUIS MAYS:

Nothing Reported.

{GOLF CLUB} (304-546-3713) Dave Adler / Tom Wyatt:

See you in the spring!

{HEALTH & RECREATION CENTER} (937-446-1778) Catherine Bundy:

Happy New Year! Start your new year off with our 2nd annual '15 week Motivational Program'! This program will help encourage everyone to set small goals in order to stay on track to achieving their new year resolution.

Heading into the heart of winter, keep the winter blues away by coming in and participating in all the activities and exercise classes we offer. We are hosting *Zumba Fitness*, on Sat, Jan 4th 10-11am. \$5/members; \$10/non-members. Don't miss out on this one-time specialty event...it'll be a party! Don't forget to purchase your debit punch cards at the Administration office to use for all your guests! Daily drop-in guest fee is \$10/person. Members must be with their guests.

Don't forget to grab a Group Exercise Class schedule and an Activity schedule for all our offerings. Guests may come to any exercise class or activity for \$5/person *\$5 fee for class or activity only during scheduled times.

The Gymnasium is available for private party rentals with full gym and half gym rental options. Must come in and pay in full + deposit to reserve. No holds.

Don't forget to like our Facebook page, Lake Waynoka Rec Center, for information and details on classes, events, and activities! We look forward to seeing you! www.facebook.com/HealthandRecCenter

{SHAWNEE WOMEN'S CLUB} (nan.mchugh@gmail.com 614-216-8657) Nan McHugh:

Shawnee Women's Club is a social and community service organization at Lake Waynoka. Meetings are at 10 am in the Lodge on the first Wednesday of every month. All women are invited to be part of the Club and help with our community events even if you can't make it to meetings. Call Nan to find out more.

Information about the annual lighting contest and Light Up the Lake, our holiday event for community families on December 14, can be found in the newsletter.

{WATERSPORTS CLUB} (Viktoriafeil404@gmail.com) Vicki Feil:

Nothing to report.

To stay up to date on club news follow us on Facebook at [Waynoka WaterSports](#).

ANNOUNCEMENT

The Lake Waynoka Monthly Calendar has been temporarily discontinued from being added into the newsletter.

To check out the Lake Waynoka Monthly Calendar, please go to:

www.lakewaynoka.com/community-calendar

(You can also use our navigation bar at the top of our website; Go to "About > Community Calendar")

You can find the Lake Waynoka Daily Calendar at the bottom of our homepage:

www.lakewaynoka.com

Any property owners/clubs/committees that wish to have their event/class/meeting added into our schedule book should call the Lake Waynoka Administration Office at (937)446-3232.

Our schedule book is the master, and we use that to add your event/class/meeting into our Google calendar, which we share to the world through our website.

The monthly and daily calendars are one in the same. The only difference is the view they are in (monthly vs daily), for viewer convenience.

Lake Waynoka Lounge

937-446-2012

Euchre every Tuesday @ 6:30 pm
Open Pool Tables every Thursday 4 pm - 10 pm

*Closed on Thanksgiving, Christmas, New Years, and Easter.

*Hours are subject to change

Happy Hour - Mon., Tues., Wed. 5pm to 7pm

Sunday: 4 pm - 8 pm
Monday - Wednesday: 4 pm - 9 pm
Thursday: 4 pm - 11pm
Friday & Saturday: 4 pm - 1 am



Stop in a have an ice cold beer in a warm and cozy lounge!

LAKE WAYNOKA APPAREL

ADULT (Sizes: S, M, L, XL-5XL) (Add \$2 for 2X, \$3 for 3X, etc.) (Add \$2 for Long Sleeve OR pocket OR V-neck)	PRICE
T-Shirt	\$15.00
Golf Shirt	\$27.00
Tie-Dye T-Shirt	\$17.00
Sweatshirt	\$20.00
Pullover Hoodie	\$25.00
Zip Hoodie	\$30.00
Solid color Cap	\$15.00
Camouflage Cap	\$18.00
Visor	\$12.00
YOUTH (Sizes: XS, S, M, L, XL)	PRICE
T-Shirt	\$12.00
Tie-Dye T-Shirt	\$15.00
Sweatshirt	\$20.00
Pullover Hoodie	\$25.00
Zip Hoodie	\$30.00

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CONTACT: Chris Kizer 937-217-0453; CCLK724@yahoo.com

EUCHRE SCORES

Wednesday - 1 pm Results

November 13th	
Shawnea Kelch	60
Janie Spires	59
November 20th	
Betty Purdin	57
Dan Mingua	55
Ken Wagner	55
November 27th	
Carlos Day	50
Peggy Day	56
December 4th	
Kristie Miller	62
Peggy Day	60
December 11th	
Rob Whitehouse	62
Carlos Day	59

Friday - 7 pm Results

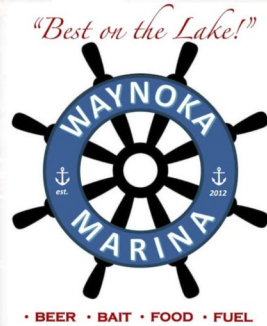
November 15th	
Jeff Tackett	63
Amy Glenn	60
November 22nd	
Cheryl Beyer	65
Jerry Kleinwachter	64
Betty Purdin/Janie Spires	64
November 29th	
Carolyn Slater	58
Flo Kaffenberger	58
December 6th	
Jim Hackworth	62
Jeff Tackett	59
December 13th	
Jim Hackworth	67
Betty Purdin	61
Janie Spires	61

WAY TO GET TO THE POINTE IN 2024!



Thank you

**To Mike Napier & Ron Garland
For providing Live Music in 2024!**

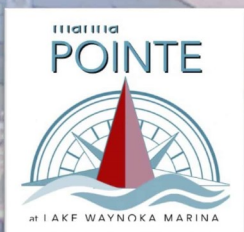


FOR 2024 FALL - WINTER SERVICE:

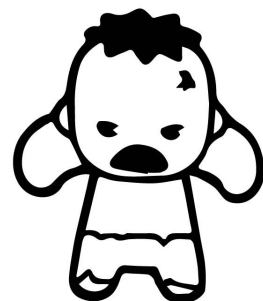
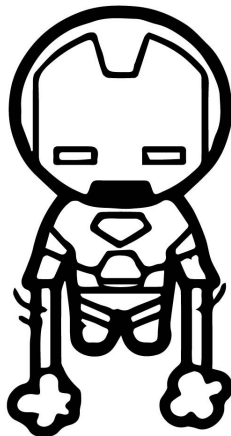
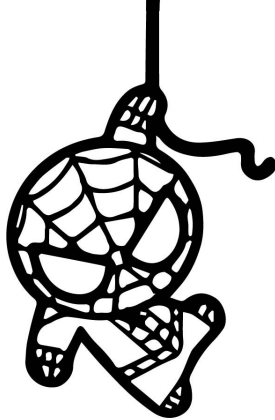
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4. **President's Award since 2013** (Ohio Board)
5. **Circle of Excellence Award since 2014** (Cincinnati Board)
6. **Experienced, Professional Staff**
7. **5 Star Zillow Ratings!** MOST 5 STAR RATINGS IN LAKE WAYNOKA
8. **5 Star Google Ratings!**
9. **Ron Gives Back to Lake Waynoka!**
(Waynoka Events, Waynoka Clubs, Lake Waynoka Marina, Lake Waynoka Newsletter)

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SOLD! \$500,000 6 Comanche Dr.	SOLD! \$680,000 810 Waynoka Dr.	SOLD! \$930,000 236 Waynoka Dr.	SOLD! \$835,000 12 Arrow Cv.	SOLD! \$550,000 2 Coyote Cv.
	SOLD! \$600,000 7 Skunk Cv.	SOLD! \$430,000 618 Waynoka Dr.	SOLD! \$692,500 510 Waynoka Dr.	SOLD! \$615,000 18 Horse Shoe Cv.



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*For department contacts, please visit lakewaynoka.com/amenities-facilities

*For WPOA Board emails, please visit lakewaynoka.com/trustees-wpoa

*For WRWSD Board emails, please visit lakewaynoka.com/trustees-wrwsd

BUSINESS HOURS

LOCATION	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Administration Office (937-446-3232)	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	CLOSED	CLOSED
Campground (937-446-2887)	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
Health & Rec Center (937-446-1778)	7am-9pm	7am-9pm	7am-9pm	7am-9pm	7am-9pm	8am-9pm	8am-9pm
Lounge (937-446-2012)	4pm-9pm	4pm-9pm	4pm-9pm	4pm-11pm	4pm-1am	4pm-1am	4pm-8pm
LW Police Department (937-446-1342)							
Maintenance (937-446-3558)	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	CLOSED	CLOSED
Marina	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
Marina Mechanic Shop (937-725-8116)	9am - 4pm	9am - 4pm	9am - 4pm	9am - 4pm	9am - 4pm	10am - 2pm	By Appt Only
(Restaurant) Angela's Curbside (937-446-3774)	CLOSED	CLOSED	11am - 8pm	11am - 8pm	11am - 9pm	11am - 9pm	11am - 8pm
Security (937-446-3214)	24 / 7						
WRWSD Plant (937-446-3256)	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	CLOSED	CLOSED