



WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
FAX: 937-446-3253

AGENDA
February 14, 2026

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL
MINUTES REVIEW

PRESIDENT COMMENTS:

REPORTS: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:

FINANCIAL
MANAGERIAL
SECURITY

UNFINISHED BUSINESS:

(Comments by Board Members, Board Motion (s)/Vote)

NEW BUSINESS:

(Comments by Board Members, Board Motion (s)/Vote)

MEMBERSHIP COMPLIMENTS AND COMMENTS:

(TIME IS LIMITED TO THREE (3) MINUTES SO ALL CONCERNS CAN BE HEARD)

COMMITTEES: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:

LONG RANGE PLANNING
LAKE ADVISORY
BUILDING COMMITTEE
RULES & REGULATIONS
CAMPGROUND
ELECTIONS INSPECTORS/NOMINATING CHAIRMAN

COMMUNITY ORGANIZATIONS:

SUBMIT MONDAY BY 4PM FOLLOWING PUBLIC MEETING IN WRITING, FOR INCLUSION IN NEWSLETTER/EVENTS

CIVIC CLUB
WATER SPORTS CLUB
SHAWNEE WOMEN'S CLUB
ART CLUB
LAKE

Executive Session: (If required)

ADJOURN

CURRENT BOARD MEMBERS

Sue Eads..... President
Mike BisbeVice President
Nancee Klein ...Secretary
Chris Lane.....Treasurer
Rob Bynum.....Member at Large
Charles Miller
David Wagner
Doris Kitchen
Ed Mulloy

Treasurer Report Month Ending January 2026

Operating Funds

January's total operating income was \$109,606.03.

January's total operating expenses were \$274,150.60, with no unexpected costs.

The operating fund balance at the end of January was \$445,266.95.

Operating income for the year at the end of January was \$109,606.03. That is 3% of the plan for 2026. The expected income was 6% at the end of January, so 3% was under budget.

At the end of January, operating expenses for the year were \$274,150.60. That is 9% of the plan for 2026. The expected expense at the end of January was 7%, so 2% over budget.

Allocated Assessment Funds

The income for allocated operating assessments in January was \$13,455.00.

Assessment account expenditures in January totaled \$15,056.98.

The balance of all allocated assessment accounts at the end of January was \$516,046.03.

Invested Funds

Invested Reserves at the end of January totaled \$547,850.48.

Total cash on hand at the end of January was \$1,509,163.46.

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

GENERAL OPERATING FUNDS:		12/31/2024	12/31/2023
	OPERATING CHECKING/PEOPLES	\$24,410.55	\$18,079.90
	CHARGE CARD ACCOUNT	\$9,288.91	\$16,506.98
	OPER SAVINGS/FIRST STATE BANK	\$861.74	\$30,668.44
	RESERVE OPERATING/FIRST STATE BANK	\$311,105.65	\$419,423.59
	LOTTERY CHECKING	\$3,487.63	\$4,092.31
TOTAL OPERATING FUNDS:		\$349,154.48	\$488,771.22
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$46,201.48	\$620,994.84
\$130.00	LAKE ASSESSMENT	\$114,155.81	\$97,819.15
\$115.00	IMPROVEMENT ASSESSMENT	\$294,025.07	\$277,796.86
	CAMPGROUND IMPROVEMENT	\$123,046.96	\$31,932.16
TOTAL		\$577,429.32	\$1,028,543.01
WPOA INVESTMENTS:			
*	1ST STATE CDARS #1026679709	\$185,862.24	\$179,053.13
	Peoples CD	\$137,483.78	\$137,483.78
	1ST STATE CDARS #700700590	\$53,914.04	\$53,066.02
	1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:		\$532,367.49	\$524,710.36
TOTAL ALL ACCOUNTS:		\$1,458,951.29	\$2,042,024.59

2024 INCOME END OF December	2024	2024 EXPECTED
\$2,836,973.74	94%	100%
2024 EXPENSE END OF December		
\$2,767,536.74	94%	100%



General Manager Report

What a month it has been at Lake Waynoka! Between winter weather, infrastructure improvements, operational evaluations, property clean-up efforts, and exciting future initiatives, there has certainly been no shortage of activity.

Winter Operations & Snow Response

Let's start with the snow. We experienced significant snowfall requiring plowing coverage throughout the community. Snow events like this demand long hours, coordination, and serious teamwork. I had the opportunity to jump in alongside our maintenance crew and assist with plowing for several hours. While snow removal can be tedious and physically demanding, there is something rewarding about seeing the roads cleared and the community moving safely again.

Pushing that volume of heavy snow is no small task. We sincerely apologize to any residents who experienced mailbox damage. Despite careful operation, snow weight and limited road-edge visibility can sometimes result in incidental impacts. We truly appreciate your patience and understanding during these major weather events.

Creek Drive Property Update

Let's talk about a property that is familiar to many of you — the home on Creek Drive.

Over the past several months, we have had multiple conversations with the property owner, working alongside Brown County Building Officials, to evaluate the condition of the structure and determine the appropriate path forward. These discussions have been thorough and focused on ensuring compliance with both county requirements and Lake Waynoka's governing documents.

In a conversation with the property owner last week, it was determined that the best next step is to demolish the existing structure and start over. Our codes clearly reference that if certain timelines and compliance requirements are not met, the Association has the authority to proceed with demolition at the expense of the property owner.

The good news is that the Association will not bear the cost of this teardown. The property owner will be responsible for razing the structure. This outcome eliminates a deteriorating building, improves safety, and enhances the overall appearance of that area.

Projects like this reflect our ongoing commitment to protecting property values, upholding community standards, and addressing long-standing concerns in a proactive and responsible manner.

Campground Improvements

Work officially began at the campground this week with the installation of new stormwater lines to address the persistent standing water issues in that area. This is a meaningful infrastructure improvement that will significantly enhance site usability and long-term conditions.



The project scope and approach were reviewed collaboratively by Kim Kramer, Chris Bales, Chris Lane, and myself to ensure the Campground Committee remained fully engaged and aligned — particularly with consideration toward 2026 budget planning. This is exactly the kind of proactive, team-driven planning that strengthens our amenities for years to come.

We are also actively gathering pricing to address several electrical concerns at the campground, along with estimates for renovation of the shower house facilities. These improvements represent continued investment in one of our most enjoyed amenities. More detailed recommendations will be presented as proposals are finalized.

Operational Efficiency – Mowing Strategy

Operationally, we took a deep dive into mowing costs this month. After evaluating bids for finish mowing of WPOA-owned recreational areas and parcels, we made the strategic decision to contract out seasonal mowing services rather than hire four seasonal employees.

This move:

- Reduces hourly wage obligations
- Lowers supervisory and management demands
- Cuts fuel consumption
- Significantly reduces equipment maintenance and repair expenses

This decision is rooted in efficiency and long-term cost control — doing more with less while maintaining quality service.

Administration Building Propane Update

At Monday evening's Board meeting, a concern was raised regarding propane tank placement at the Administration Building. We immediately investigated.

We recently transitioned propane providers from Suburban Propane to Arrick's Propane. Arrick's installed their new tank properly behind the protective barrier/fence. During installation, Suburban's tank was moved outside the fence so it could be retrieved. Chris Bales has been diligently contacting Suburban to arrange pickup of four remaining tanks, and we are simply awaiting their removal.

We appreciate residents who bring concerns forward — responsiveness and transparency matter.

ElectionBuddy – Modernizing Our Elections

Earlier this week, I signed an agreement with ElectionBuddy. This is a significant step toward increasing member participation and engagement in our election process.

The goal is simple: make voting easier, more accessible, and more convenient for our membership.

Lake Waynoka

Waynoka Property Owners Association,
Inc.



We have spoken with sister lake communities who are successfully utilizing ElectionBuddy, and the feedback has been overwhelmingly positive. We also envision using this platform for potential Blue Book amendments, allowing more voices to be heard in important decisions.

However, for this initiative to succeed, groundwork must begin immediately.

To make this work, we must first ensure our membership database is complete and accurate. We need a comprehensive Excel file that includes:

- Lot Number
- Homeowner Name
- Email Address
- Cell Phone Number

Once this list is complete and verified, we can:

- Organize a targeted door-to-door effort to gather missing information
- Engage the Elections Committee to assist with communication and data collection
- Upload the finalized database directly into ElectionBuddy

There are areas within the Blue Book that will need to be voted upon soon, so timing is critical. This is transformation in action — and it requires teamwork.

Data Center Discussion

Regarding the proposed data center that has generated discussion: based on the information currently available, this project does not impact Lake Waynoka's water quality. Our water system operates independently, and there is no direct connection between the project and our lake or internal water infrastructure.

We will continue to monitor developments and communicate transparently, but at this time there is no identified risk to our water system.

Respectfully submitted,

Todd Wilkin
General Manager

Lake Waynoka Police & Front Gate: Monthly Report

January 2026

Calls for Service	22	Animal Complaints	3
Arrests	2	Grinder Pumps	16
Reports	13	Squad Calls	9
Citations	6	Fire Runs	1
Warnings	13	Security Checks	51

Gate Counts

RFID Front- 10,903	Front Guest Lane- 6,945
RFID Rear Entry- 12,448	Rear Exit- 17,463

Vehicle Information

Vehicle 1391	Fuel- 69.0 gal	Miles Driven- 715.0
Vehicle 1591	Fuel- 100.0 gal	Miles Driven- 1,402
Vehicle 2091	Fuel- 87.8 gal	Miles Driven- 878.0

Other Information from the Lake Waynoka Police Department

Reminder: Per Ohio Revised Code 1503.18, the burn ban will be back in effect beginning March 1, 2026, and will remain in effect through the end May 2026. Burning is prohibited across the state from 6:00am-6:00pm in unincorporated areas. Signs advising of the burn ban will be posted at the front and back gate entrances during the affected months. Members who plan to burn during permitted hours are to call the front gate to advise of any planned burning prior to initiating. For more information, please visit <http://ohiodnr.gov/>

Building Permits 2026

	January	YTD
Residence	2	2
Dock/boat lift	4	4
Additions	0	0
Repair/Replace	0	0
Pool	0	0
Deck	0	0
Garage	2	2
Storage	1	1
Boat Cover	0	0
Fence	1	1
Misc	<u>0</u>	<u>0</u>
Totals	10	10