

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

AGENDA
January 10, 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 CONCERN 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

**WAYNOKA PROPERTY OWNERS ASSOCIATION
TREASURER'S REPORT; ACCOUNTS BALANCES**

	12/30/2025	12/30/2024
GENERAL OPERATING FUNDS:		
OPERATING CHECKING/PEOPLES	\$127,135.88	\$21,499.06
CHARGE CARD ACCOUNT	\$13,809.32	\$7,787.28
OPER SAVINGS/FIRST STATE BANK	\$51,036.05	\$842.74
RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$311,105.65
LOTTERY CHECKING	\$2,957.50	\$2,664.73
TOTAL OPERATING FUNDS:	\$579,010.49	\$343,899.46
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$90,668.68	\$45,843.91
\$130.00 LAKE ASSESSMENT	\$178,767.74	\$114,184.65
\$130.00 IMPROVEMENT ASSESSMENT	\$114,953.12	\$294,124.47
CAMPGROUND IMPROVEMENT	\$145,614.89	\$123,078.04
TOTAL	\$530,004.43	\$577,231.07
WPOA INVESTMENTS:		
* 1ST STATE CDARS #10267909	\$191,308.69	\$185,862.24
Peoples CD	\$146,290.99	\$137,483.78
1ST STATE CDARS #700700590	\$53,913.04	\$53,913.04
1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:	\$546,620.15	\$532,366.49
TOTAL ALL ACCOUNTS:	\$1,655,635.07	\$1,453,497.02
2025 INCOME END OF DECEMBER	2025	2025 EXPECTED
\$3,201,546.25	97%	100%
2025 EXPENSES END OF DECEMBER	93%	100%
\$2,869,262.60		

Treasurer Report Month Ending December 2025

Operating Funds

December's total operating income was \$124,482.53.

December's total operating expenses were \$166,296.03, with no unexpected costs.

The operating fund balance at the end of December was \$579,010.49

Operating income for the year at the end of December was \$3,201,546.25. That is 97% of the plan for 2025. The expected income was 100% at the end of December, so 3% under budget.

At the end of December, operating expenses for the year were \$3,014,459.62. That is 93% of the plan for 2025. The expected expense at the end of December was 100%, so 7% under budget.

Allocated Assessment Funds

The income for allocated operating assessments in December was \$4,965.50.

Assessment account expenditures in December totaled \$79,954.65. This includes approximately \$26K for the upgrades at the pool house. It also includes \$25,000.00 in repayment to the WPOA Operating fund for Spillway repair work performed in previous years.

The balance of all allocated assessment accounts at the end of December was \$530,004.43.

Invested Funds

Invested Reserves at the end of December totaled \$546,620.15.

Total cash on hand at the end of December was \$1,655,635.07.



GENERAL MANAGER'S REPORT

Lake Waynoka Property Owners Association

Good morning, everyone. I hope you all had a blessed holiday season and are enjoying the start of the new year.

As we begin 2026, I want to thank everyone for helping make 2025 a positive and productive year. We closed 2025 in a much stronger financial position than we did in 2024. To be clear, there were no issues in 2024; however, from a cash flow standpoint, we are entering this year in a healthier position, which allows us greater flexibility moving forward.

We have several important projects scheduled this year that will support the continued growth and long-term sustainability of the Lake. One such project is the installation of new floating docks at Kiddie Coral and Squaw Valley. This will allow us to evaluate whether floating docks are the best long-term solution for the Lake. Traditional wood docks are requiring component replacement much sooner than in the past, as materials are simply not manufactured the way they once were. While floating docks carry a higher upfront cost, they include a 20-year warranty and are expected to last approximately three to four times longer than traditional wood docks.

In addition, we will be initiating a study of the Red Cloud and Pontiac dock areas to explore potential improvements and evaluate the return on investment for those locations.

I would like to thank the Long Range Planning Committee for their dedication and many hours of work in preparing the Capital Budget for the Board's review and consideration this morning. Without their volunteer efforts, this process would be far more challenging. We are truly grateful for their commitment.

This morning, the Board will also consider a motion addressing a serious issue we have been dealing with over the past 13 months: trespassing into the community, particularly when facilitated by members. Trespassing is both a criminal and civil matter, and the Association has treated it with the seriousness it deserves. It is important that this level of enforcement and accountability continues.

The proposed motion would establish a clear penalty for trespassing, whether through general unauthorized entry or through the misuse of an RFID decal. In some cases, vehicle windshields do not allow RFID decals to function properly due to the technology or angle of the glass, requiring issuance of a decal that cannot be permanently affixed. Unfortunately, some individuals have improperly used these loose decals to allow unauthorized individuals access through the back gate. This practice is not permitted.

The motion would formally identify the violation and establish a penalty consisting of a \$500.00 citation and a 30-day suspension of the member's RFID access privileges.

The Board has the authority to identify violations and establish penalties. Section IX, Fine Schedule and Appeals Process, subsection 1 of the Yellow Book states that violations and



penalties are non-inclusive and may be added to or modified at the discretion of the WPOA Board of Trustees.

By adopting this motion, the Board is sending a clear message to the community that it is serious about protecting residents, guests, and property within the Lake.

Additionally, the Board will consider a modification to previously adopted Motion 382 regarding time restrictions on wake-enhancing devices. The proposed change would remove the restrictions after the Labor Day holiday moving forward.

We are looking forward to a strong and successful 2026, and I appreciate the continued support of the Board, staff, and community as we move ahead.

Todd Wilkin
General Manager

Lake Waynoka Police & Front Gate: Monthly Report

December 2025

Calls for Service	28	Animal Complaints	5
Arrests	1	Grinder Pumps	3
Reports	21	Squad Calls	10
Citations	2	Fire Runs	0
Warnings	15	Security Checks	63

Gate Counts

RFID Front- 15,628	Front Guest Lane- 7,785
RFID Rear Entry- 15,890	Rear Exit- 18,945

Vehicle Information

Vehicle 1391	Fuel- 51.7 gal	Miles Driven-728
Vehicle 1591	Fuel- 68.4 gal	Miles Driven-839
Vehicle 2091	Fuel- 90.5 gal	Miles Driven-1,072