

WAYNOKA PROPERTY OWNERS ASSOCIATION
1 WAYNOKA DRIVE
LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
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AGENDA
July 11th, 2026

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CURRENT BOARD MEMBERS

Mike Bisbe..... President
Ed Mulloy..... Vice President
George Baker ...Secretary
Chris Lane.....Treasurer
Rob Bynum.....Member at Large
Doris Kitchen
Mark Morrison
Jody Klekamp
Jeff Rush

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)

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
QUILTS OF VALOR

MEMBERSHIP COMPLIMENTS AND COMMENTS:

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

Executive Session: (If required)

ADJOURN

Lake Waynoka Police & Front Gate: Monthly Report

June 2026

Calls for Service	43	Animal Complaints	6
Arrests	0	Grinder Pumps	4
Reports	24	Squad Calls	8
Citations	4	Fire Runs	0
Warnings	18	Security Checks	62

Gate Counts

RFID Front- 18,951	Front Guest Lane- 13,984
RFID Rear Entry- 18,404	Rear Exit- 23,256

Vehicle Information

Vehicle 1391	Fuel- 65.9 gal	Miles Driven- 728.0
Vehicle 1591	Fuel- 76.6 gal	Miles Driven- 921
Vehicle 2091	Fuel- 72.3 gal	Miles Driven- 795.0

Other Information from the Lake Waynoka Police Department

NEW GOLF CART DECAL DESIGN - REMINDER AND PLACEMENT: Golf cart decals have been redesigned for 2026 to optimize readability and ensure safety. New 2026 decals are 4"x5" in a rectangular shape and must be placed on the left rear of all golf carts.

Lake Waynoka Building Permit Report – June 2026

A total of 6 permits were issued in June 2026, bringing the year-to-date (YTD) total to 54 permits.

Category	June	YTD
Residence	0	7
Dock / Boat Lift	0	12
Additions	0	2
Repair/Replace	3	7
Pool	0	0
Deck	0	3
Garage	0	5
Storage	0	2
Boat Cover	0	0
Fence	2	13
Miscellaneous	1	3
Total	6	54

7.11.26

General Manager's Update

This past month has been another month of continued progress and positive momentum for our community.

I would first like to thank this Board of Trustees for its professionalism, dedication, and commitment to working together for the betterment of Lake Waynoka. The respectful dialogue, thoughtful decision-making, and willingness to work collaboratively have created an atmosphere that allows our staff to move projects forward efficiently and confidently.

I continue to be encouraged by the insightful conversations taking place during our meetings and by the Board's willingness to focus on long-term solutions rather than short-term obstacles. The positive working relationship between the Board and Administration is producing measurable results, and I am excited about the direction we are heading together.

Throughout the month, our administrative efforts remained focused on strengthening our financial systems, improving operational efficiency, enhancing member services, maintaining regulatory compliance, and positioning the Association for long-term success.

Monthly Management Activities

Financial Review & Reporting

Approximately (20%)

Financial stewardship remained a significant priority throughout the month.

Our team dedicated considerable time to improving the accuracy and transparency of the Association's financial reporting. We worked closely with our accounting staff to ensure expenses were properly categorized within the appropriate departments, allowing the Board to receive more meaningful financial information.

Strong financial reporting provides the foundation for sound decision-making, and we continue to make measurable improvements in this area.

Governance & Board Support

Approximately (25%)

Supporting the Board of Trustees continues to be one of Administration's highest priorities.

Throughout the month, We responded to numerous requests from Board members, helped prepare meeting agendas, reviewed meeting minutes, researched governance issues, and coordinated follow-up items generated during Board and committee meetings.

The continued professionalism between Administration and the Board has greatly improved our ability to move projects forward efficiently while maintaining transparency.

Operations & Infrastructure

Approximately (30%)

Daily operations continued to represent the largest investment of management time.

Our focus remained on maintaining community infrastructure while planning for future improvements.

These efforts continue to improve both the daily experience of our members and the long-term condition of Association assets.

Compliance & Legal

Approximately (15%)

Maintaining compliance while protecting the Association's interests remained a key area of focus.

During the month we continued developing stronger code enforcement strategies while working closely with legal counsel on several important matters.

These efforts help ensure that the Association remains proactive in protecting community standards while minimizing legal risk.

Member Services & Community Events

Approximately (5%)

Serving our members remains at the center of everything we do.

Throughout the month, we worked to improve communication while supporting community events and responding to member concerns.

Building strong relationships with our members remains essential to the continued success of Lake Waynoka.

Staff Leadership & Development

Approximately (5%)

Developing our staff continues to be one of Administration's greatest responsibilities.

Throughout the month, we worked closely with department leaders to provide guidance, coaching, and operational support while helping ensure consistency across all departments.

Investing in our employees ultimately improves the quality of service we provide to every member of our community.

June Management Summary

June represented a well-balanced month of organizational progress across every major area of responsibility.

We continued strengthening our financial reporting and internal controls while supporting the Board through governance initiatives and strategic planning. We addressed infrastructure needs throughout the community, including campground operations, recreational facilities, and ongoing maintenance projects. We remained committed to regulatory compliance by advancing code enforcement efforts and working closely with legal counsel on several important matters.

At the same time, we continued supporting our members through community events, improved communication, and responsive customer service while investing in employee development through leadership, coaching, and organizational support.

The progress achieved this month reflects the dedication of our employees, the commitment of our volunteers, and the collaborative working relationship between Administration and the Board of Trustees.

Looking Ahead

As we continue through the summer season, our priorities remain focused on:

- Continuing to improve financial reporting and internal controls.
- Advancing infrastructure and capital improvement projects.

- Strengthening operational efficiencies throughout the Association.
- Enhancing member communication and transparency.
- Continuing employee development and leadership training.
- Supporting the Board through professional governance and long-term strategic planning.

Although there is still much work ahead, I am encouraged by the positive momentum we have established. Working together, I am confident we will continue making meaningful improvements that benefit every member of the Lake Waynoka community.

Thank you to our employees, volunteers, committee members, and Board of Trustees for your continued dedication and commitment to serving Lake Waynoka.

Sincerely,

Todd Wilkin
Lake Waynoka General Manager

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

GENERAL OPERATING FUNDS:	5/31/2026	5/31/2025
OPERATING CHECKING/PEOPLES	\$304,664.48	\$267,148.26
CHARGE CARD ACCOUNT	\$278,640.03	\$311,405.44
OPER SAVINGS/FIRST STATE BANK	\$401,140.14	\$300,824.87
RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$384,071.74
LOTTERY CHECKING	\$3,943.66	\$4,174.48
TOTAL OPERATING FUNDS:	\$1,372,460.05	\$1,267,624.79
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$382,930.49	\$304,554.18
\$130.00 LAKE ASSESSMENT	\$307,168.14	\$282,794.45
\$130.00 IMPROVEMENT ASSESSMENT	\$163,281.70	\$436,278.93
CAMPGROUND IMPROVEMENT	\$60,457.04	\$123,124.50
TOTAL	\$913,837.37	\$1,146,752.06
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1031845552	\$194,419.57	\$185,862.24
Peoples CD	\$146,377.97	\$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:	\$549,818.01	\$532,366.49
TOTAL ALL ACCOUNTS:	\$2,836,115.43	\$2,946,743.34

2026 INCOME END OF MAY	2026	2026 EXPECTED
\$2,075,000.90	64%	65%
2026 EXPENSES END OF MAY		
\$1,254,275.05	39%	38%

Treasurer Report Month Ending May 2026

Operating Funds

May's total operating income was \$238,091.86.

May's total operating expenses were \$309,297.65, with no unexpected costs.

The operating fund balance at the end of May was \$1,372,460.05.

Operating income for the year at the end of May was \$2,075,000.90. That is 64% of the plan for 2026. The expected income was 65% at the end of May, so 1% was under budget.

At the end of May, operating expenses for the year were \$1,254,275.05. That is 39% of the plan for 2026. The expected expense at the end of May was 38%, so 1% over budget.

Allocated Assessment Funds

The income for allocated operating assessments in May was \$26,665.69.

Assessment account expenditures in May totaled \$22,087.27.

The balance of all allocated assessment accounts at the end of May was \$913,837.37.

Invested Funds

Invested Reserves at the end of May totaled \$549,818.01.

Total cash on hand at the end of May was \$2,836,115.43.