



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

AGENDA
November 8, 2025

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CURRENT BOARD MEMBERS

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

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

Treasurer Report Month Ending September 2025

Operating Funds

September's total operating income was \$125,477.40.

September's total operating expenses were \$311,679.46, with no unexpected costs.

The operating fund balance at the end of September was \$822,971.79

Operating income for the year at the end of September was \$2,818,641.99. That is 86% of the plan for 2025. The expected income was 87% at the end of September, so 1% under budget.

At the end of September, operating expenses for the year were \$2,361,521.70. That is 73% of the plan for 2025. The expected expense at the end of September was 77%, so 4% under budget.

Allocated Assessment Funds

The income for allocated operating assessments in September was \$4,940.00.

Assessment account expenditures in September totaled \$83,196.39. This includes \$approximately \$14K for Dredging operations, \$34K for the walls at the interior pool room, \$16K for the new electrical upgrades to the pool pump room, and \$15K for new culverts.

The balance of all allocated assessment accounts at the end of September was \$861,146.33.

Invested Funds

Invested Reserves at the end of September totaled \$544,586.24.

Total cash on hand at the end of September was \$2,228,704.36.

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

GENERAL OPERATING FUNDS:		9/30/2025	9/30/2024
	OPERATING CHECKING/PEOPLES	\$115,239.34	\$94,734.07
	CHARGE CARD ACCOUNT	\$19,277.86	\$23,824.21
	OPER SAVINGS/FIRST STATE BANK	\$300,999.68	\$200,813.43
	RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$361,105.65
	LOTTERY CHECKING	\$3,383.17	\$5,784.32
TOTAL OPERATING FUNDS:		\$822,971.79	\$686,261.68
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$306,388.12	\$929,515.09
\$130.00	LAKE ASSESSMENT	\$227,552.15	\$139,341.69
\$130.00	IMPROVEMENT ASSESSMENT	\$198,094.10	\$297,170.23
	CAMPGROUND IMPROVEMENT	\$129,111.96	\$111,321.29
TOTAL		\$861,146.33	\$1,477,348.30
WPOA INVESTMENTS:			
*	1ST STATE CDARS #10267909	\$189,402.36	\$184,274.95
	Peoples CD	\$146,163.41	\$142,811.27
	1ST STATE CDARS #700700590	\$53,913.04	\$53,913.04
	1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:		\$544,586.24	\$536,106.69
TOTAL ALL ACCOUNTS:		\$2,228,704.36	\$2,699,716.67

2025 INCOME END OF SEPTEMBER	2025	2025 EXPECTED
\$2,818,641.99	86%	87%
2025 EXPENSES END OF SEPTEMBER		
\$2,361,521.70	73%	77%

Treasurer Report Month Ending October 2025

Operating Funds

October's total operating income was \$164,105.41.

October's total operating expenses were \$252,927.63, with no unexpected costs.

The operating fund balance at the end of October was \$736,795.74

Operating income for the year at the end of October was \$2,996,087.48. That is 91% of the plan for 2025. The expected income was 92% at the end of October, so 1% under budget.

At the end of October, operating expenses for the year were \$2,683,102.47. That is 83% of the plan for 2025. The expected expense at the end of October was 84%, so 1% under budget.

Allocated Assessment Funds

The income for allocated operating assessments in October was \$20,368.79.

Assessment account expenditures in October totaled \$256,743.46. This includes approximately \$9K for Dredging operations and \$213K for road paving.

The balance of all allocated assessment accounts at the end of October was \$618,710.43.

Invested Funds

Invested Reserves at the end of October totaled \$544,628.29.

Total cash on hand at the end of October was \$1,900,134.46.

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

GENERAL OPERATING FUNDS:		10/31/2025	10/31/2024
	OPERATING CHECKING/PEOPLES	\$62,252.98	\$37,466.69
	CHARGE CARD ACCOUNT	\$85,754.17	\$55,481.21
	OPER SAVINGS/FIRST STATE BANK	\$200,999.68	\$125,856.01
	RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$361,105.65
	LOTTERY CHECKING	\$3,717.17	\$6,508.43
	TOTAL OPERATING FUNDS:	\$736,795.74	\$586,417.99
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$86,996.65	\$933,231.35
\$130.00	LAKE ASSESSMENT	\$216,232.53	\$134,828.55
\$130.00	IMPROVEMENT ASSESSMENT	\$175,998.37	\$299,035.36
	CAMPGROUND IMPROVEMENT	\$139,482.88	\$116,998.86
	TOTAL	\$618,710.43	\$1,484,094.12
WPOA INVESTMENTS:			
*	1ST STATE CDARS #10267909	\$189,402.36	\$185,337.45
	Peoples CD	\$146,205.46	\$143,404.75
	1ST STATE CDARS #700700590	\$53,913.04	\$53,913.04
	1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
	TOTAL INVESTMENTS:	\$544,628.29	\$537,762.67
	TOTAL ALL ACCOUNTS:	\$1,900,134.46	\$2,608,274.78

2025 INCOME END OF OCTOBER	2025	2025 EXPECTED
\$2,996,087.48	91%	92%
2025 EXPENSES END OF OCTOBER		
\$2,683,102.47	83%	84%



GENERAL MANAGER'S REPORT Lake Waynoka Property Owners Association

1. Operational Updates

This month has been nothing short of a whirlwind of activity and collaboration. As we transition into the late fall season, our teams continue to operate at full capacity, balancing critical infrastructure projects, seasonal preparations, and long-range planning initiatives.

We would like to remind residents that the lake valve will be opened next week. This important step is required under our EPA license, allowing for the controlled release and mixing of WRWSD Lagoon water back into the natural environment. Residents with boats still in the water are strongly encouraged to remove them within the next week, as the water level will begin to drop once the valve is opened.

2. WRWSD Resolution 2025-2

A considerable amount of coordination and strategic planning has been taking place regarding WRWSD Resolution 2025-2, which addresses capacity limitations and the number of grinder pumps and water/sewer taps that will be available for sale in 2026.

Due to infrastructure capacity concerns, only ten new water and sewer taps will be authorized for sale next year. As a direct result, the WPOA will likewise be limited to ten new building permits during the same period. Both Boards are working diligently, consulting with engineers, legal counsel, and relevant regulatory entities to develop a responsible and compliant application process.

At this time, no additional grinder pumps or water/sewer taps will be sold for the remainder of the year. This pause allows our leadership to evaluate all technical and environmental implications carefully. Rest assured, these discussions are being handled with the utmost professionalism, foresight, and care to ensure the long-term sustainability of our community's water and sewer infrastructure.

3. Infrastructure and Maintenance

I want to extend a sincere thank you to Cox Paving, DLZ Engineering, and our exceptional Maintenance Team for their hard work and collaboration on this year's road and culvert projects. Through careful planning and efficient execution, we successfully paved over 3 miles of roadway and replaced 8 culverts throughout the community.

The results have been outstanding—the quality of work, particularly on Gee Drive, has exceeded expectations. The road was laid with equipment wide enough to eliminate the traditional center seam, resulting in a superior, seamless surface. This extensive project represents an investment



of approximately \$240,000, a clear example of how we are reinvesting in the long-term infrastructure of Lake Waynoka.

4. Dredging Operations

Wet dredging operations for the season have been successfully completed. The team removed a significant volume of sediment, improving both navigation and overall lake health. We plan to transition to dry dredging once water levels are sufficiently lowered, allowing crews to safely enter and complete targeted sediment removal. This initiative continues to be an essential part of our environmental stewardship and long-term lake management strategy.

5. Financial and Administrative Updates

My appreciation goes to the Finance Committee, Treasurer Lane, and all contributors who participated in developing the upcoming 2026 Budget Proposal. This process has involved several weeks of in-depth discussion, analysis, and collaborative effort to align financial priorities with operational goals. While the budget has not yet been finalized, it is progressing on schedule and reflects our commitment to fiscal responsibility, transparency, and community reinvestment.

6. Closing Remarks

As we enter the final stretch of 2025, I want to express my deepest gratitude to our dedicated staff, volunteers, and Board Members who make Lake Waynoka the thriving community it is today. We have navigated challenges, celebrated accomplishments, and laid the groundwork for continued success in the years ahead.

Our organization remains focused, engaged, and forward-thinking—continuously improving operations, investing in infrastructure, and enhancing quality of life for all residents. With both familiar faces and new energy among our ranks, I am confident that our collective efforts will carry Lake Waynoka into an even brighter and more prosperous future.

Thank you all for your continued commitment to excellence.

Respectfully,
Todd Wilkin
General Manager

Lake Waynoka Police & Front Gate: Monthly Report

October 2025

Calls for Service	43	Animal Complaints	9
Arrests	0	Grinder Pumps	11
Reports	17	Squad Calls	17
Citations	3	Fire Runs	1
Warnings	25	Livewell Checks	5
Security Checks	62		

Call for Service Breakdown of Main Access Areas (Excluding Parking Lot Area)

Campground	2	Rec. Center	0
Lounge	0	Lodge	0

Gate Counts

RFID Front- 17,559	Front Guest Lane- 10,284
RFID Rear Entry- 19,949	Rear Exit- 23,294

Vehicle Information

Vehicle 1391	Fuel- 40.7 gal	Miles Driven-584
Vehicle 1591	Fuel- 55.6 gal	Miles Driven-746
Vehicle 2091	Fuel- 83.6 gal	Miles Driven-943

Other Information from Police & Security

Reminder: The Ohio state issued burn ban took effect on October 1st and will remain in effect through the end November per Ohio Revised Code section 1503.18. Open burning is prohibited by law across the state from 6:00am-6:00pm. Signs for the burn ban have been posted at the front and back gates as a reminder. Members who plan to burn during permitted hours are to call and report the activity to security prior to any burning. For more information, please visit <http://ohiodnr.gov/>

Building Permits 2025

	October	YTD
Residence	4	34
Dock/boat lift	2	15
Additions	0	3
Repair/Replace	2	12
Pool	0	4
Deck	0	6
Garage	0	6
Storage	4	17
Boat Cover	0	1
Fence	3	20
Misc	<u>1</u>	<u>7</u>
Totals	16	125