WAYNOKA PROPERTY OWNERS ASSOCIATION
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LAKE WAYNOKA, OHIO 45171
PHONE: 937-446-3232
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AGENDA
November 14th, 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
- FRONT GATE

UNFINISHED BUSINESS:
(Comments by Board Members, Board Motion (s)/Vote)

NEW BUSINESS:
(Comments by Board Members, Board Motion (s)/Vote)
Variances: Lot #1871
4010
1855

COMMITTEES: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:
- LONG RANGE PLANNNG
- LAKE ADVISORY
- BUILDING COMMITTEE
- RULES & REGULATIONS
- CAMPGROUND
- ELECTIONS INSPECTORS/NOMINATING CHAIRMAN

COMMUNITY ORGANIZATONS:
SUBMIT MONDAY BY 4PM FOLLOWING PUBLIC MEETING IN WRITING, FOR INCLUSION IN NEWSLETTER/EVENTS
- CIVIC CLUB
- WATER SPORTS CLUB
- 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

GENERAL MANAGER'S REPORT

Reporting Period: October 2026 – November 1, 2026

General Manager's Overview

The past several weeks have been an exceptionally active period for Lake Waynoka, with significant progress occurring across multiple departments. Our focus has remained on strengthening the financial and operational foundation of the community, improving infrastructure, addressing longstanding administrative challenges, and positioning Lake Waynoka for continued improvement in 2027 and beyond.

Several major initiatives have advanced, including the commencement of contracted lake dredging operations, development of the proposed 2027 operating and capital budgets, restructuring of our accounting operations, improvements to departmental staffing, and continued attention to water and sewer infrastructure.

While we continue to address challenges associated with aging infrastructure, financial accountability, personnel transitions, and operational demands, I am encouraged by the progress being made.

The following report provides an overview of our activities, accomplishments, and ongoing priorities.

1. Financial Management and 2027 Budget Development

A significant portion of the reporting period has been dedicated to developing and refining the proposed 2027 WPOA budget.

Working with department leadership, we have reviewed staffing requirements, operational expenditures, equipment needs, projected revenues, and capital improvement priorities. Particular attention has been given to identifying efficiencies while maintaining the level of service expected by our membership.

The proposed 2027 budget has been distributed to Board leadership for review and consideration.

Capital Assessments and Long-Term Planning

We have also begun reviewing whether our existing capital assessment levels are sufficient to support the community's long-term infrastructure needs.

Current annual assessments include:

- Lake Assessment: $130
- Roads Assessment: $175

- Capital Improvements Assessment: $130

We have requested preliminary guidance from the professional conducting our community assessment regarding whether these funding levels are sustainable and what adjustments may be necessary in future years.

The objective is to develop a responsible, long-term financial strategy rather than continuing to react to infrastructure needs as they arise.

2. Accounting Department Restructuring and Financial Accountability

One of our most important administrative priorities has been strengthening the Association's accounting practices and internal financial controls.

We recently welcomed Joan Pettigrew as our new staff Accountant. Joan has begun reviewing our financial records, examining balance sheet accounts, and identifying areas requiring reconciliation or additional documentation.

Her initial review has identified several matters requiring further investigation.

Current priorities include:

- Reviewing and reconciling balance sheet accounts.
- Investigating historical accounting entries and outstanding balances.
- Reviewing payroll-related accounts and obtaining access to necessary records.
- Locating and organizing quarterly payroll tax reports.
- Reviewing QuickBooks user permissions and administrative access.
- Establishing clear accountability for accounting functions.
- Improving financial reporting and record retention.
- Continuing to strengthen the separation and tracking of WPOA and WRWSD financial activity.

We are coordinating with outside accounting professionals to ensure Joan has the appropriate access, information, and resources necessary to complete this work.

Our goal is to establish an accounting department capable of producing accurate, timely, and transparent financial information for management and the Board.

This process will require continued attention as we investigate historical transactions and address outstanding issues.

3. Lake Dredging Operations

One of the most significant accomplishments during this reporting period has been the commencement of contracted dredging operations on Lake Waynoka.

This project represents an important investment in preserving the lake's recreational value, improving navigability, and addressing accumulated sediment.

The contractor has demonstrated substantial production capabilities during the initial phase of operations.

Dredging progress as of the November 13 update:

- Approximately 34 barges of sediment had been removed at the time of the recorded progress update.
- Nearly 1,500 cubic yards of material had been removed during approximately three days of operation.
- Production was anticipated to approach 3,000 cubic yards by the end of the workweek.

For comparison, our in-house maintenance operations historically removed approximately 2,200 cubic yards over a two- to three-month operating period, they have been working for 9 days.

The contractor's initial production demonstrates the potential advantages of utilizing specialized equipment and dedicated dredging crews for large-scale sediment removal.

The work is being monitored to evaluate production, efficiency, and the overall effectiveness of the contracted approach.

Additionally, the lake depth survey has been completed, and the resulting information will help guide future dredging priorities and long-term lake management strategies.

Dredging remains one of the most important infrastructure investments facing Lake Waynoka, and we will continue evaluating sustainable funding mechanisms for future phases.

On Monday, November 16, 2026, they plan to move to the east of the lake and start dredging towards the “East End.”

4. Maintenance Department and Equipment

The Maintenance Department continues to address routine community needs while supporting major infrastructure projects and seasonal transitions.

We have been reviewing staffing levels, compensation, and equipment requirements in preparation for 2027.

The proposed staffing structure includes four full-time employees and six seasonal positions, allowing the department to maintain a core workforce while supplementing labor during periods of increased demand.

Equipment Replacement

We continue to evaluate the replacement of aging and deteriorating maintenance equipment.

Two significant concerns involve the tandem-axle truck and heavy equipment trailer, both of which have been removed from service due to structural frame deficiencies.

We purchased a, new to us, dump truck and financed a new trailer within he Long Range Planning Budget as a capital expenditure.

We have also evaluated opportunities to dispose of obsolete equipment to help offset replacement costs.

These investments are important to maintaining the department's ability to perform road maintenance, transport equipment, support dredging-related operations, and respond to infrastructure emergencies.

5. Staffing and Organizational Improvements

During this reporting period, we continued strengthening the Association's administrative and operational leadership.

Amanda Meder – Operations Manager

Amanda has been serving in her new role as Operations Manager and is becoming increasingly involved in departmental coordination, operational oversight, and administrative planning.

Her responsibilities include working with department supervisors, assisting with staffing evaluations, reviewing operational challenges, and helping implement improvements across the Association.

Joan Pettigrew – Accountant

Joan joined the organization in early November and has immediately begun reviewing our accounting operations.

The addition of these positions represents an important step toward establishing a more structured management team, improving accountability, and allowing greater attention to long-range organizational priorities.

As we move into 2027, the emphasis will be on clearly defined responsibilities, consistent departmental reporting, and measurable performance expectations.

6. Restaurant and Lounge Operations

We have continued reviewing operational and contractual matters involving the community's restaurant and lounge facilities.

Restaurant Lease Review

A substantial amount of time has been dedicated to reviewing proposed revisions to the restaurant lease.

Several provisions have raised concerns regarding the Association's operational control, security procedures, public access, and the scope of permitted business activities.

Of particular importance is language addressing access to the gated community by nonresident restaurant patrons.

Because maintaining community security and controlled access is a fundamental responsibility of the Association, proposed lease provisions must be carefully evaluated to ensure they are consistent with the Board's expectations and the interests of the membership.

The original and revised lease documents have been provided for Board review, along with management's concerns.

Further legal review and Board direction will be necessary before finalizing any agreement.

Lounge and Community Events

Management has continued coordinating operations and community activities associated with the Lounge.

A Veterans Day event was restored to its originally scheduled format following productive discussions with leadership of the Water Sports Club.

The event was scheduled for November 11, from 4:00 to 6:00 p.m., providing an opportunity for the community to recognize and honor our veterans.

We appreciate the willingness of our volunteer organizations to work collaboratively with management in support of community activities.

The Lounge should be open starting next week.

7. Security, Gate Operations, and Community Access

Our gate systems continue to require maintenance and coordination with outside service providers.

During the reporting period, the front gate RFID lane experienced a malfunction requiring temporary closure.

Residents were directed to utilize the alternate entrance lane while a contractor was scheduled to assess and repair the issue.

We have also continued reviewing access-related concerns associated with community facilities and proposed business agreements.

Maintaining reliable gate operations and protecting the security of our private community remain priorities.

8. Legal, Governance, and Policy Matters

Management has been working with the Board and legal counsel on several matters involving Association governance, policy development, contractual obligations, and property-related concerns.

Board Governance

We have requested legal guidance regarding potential amendments to the Association's governing documents addressing eligibility for future Board service following the removal of a trustee.

Collections Policy

The Board continues reviewing a proposed collections policy developed with legal counsel.

Particular attention has been given to the proposed compensation structure and the financial implications of various collection strategies.

Improving delinquent account collections remains an important financial priority.

9. Long-Range Planning and Infrastructure Sustainability

Lake Waynoka's long-term infrastructure needs remain a central focus of management.

We have continued exploring opportunities to develop a comprehensive community Long Range Plan that identifies future capital needs, establishes priorities, and provides a realistic financial roadmap.

Areas of consideration include:

- Roadway maintenance and long-term resurfacing requirements.
- Lake dredging and sediment management.
- Water and wastewater infrastructure.

- Maintenance equipment and facilities.
- Community amenities and recreational facilities.
- Association-owned property.
- Capital assessment adequacy and long-term reserve planning.

We have also begun seeking recommendations and information regarding professional planning firms with experience in community master planning.

A comprehensive plan will help future Boards make informed decisions and reduce the need for reactive, short-term approaches to major infrastructure investments.

10. Administrative Operations and Member Communications

Management continues working to improve internal communication, public information, and responsiveness to membership concerns.

Throughout the reporting period, communications have included updates concerning dredging operations, water service interruptions, gate malfunctions, community activities, and other operational matters.

Providing timely and accurate information remains essential to maintaining public confidence and minimizing confusion during disruptions.

We are also continuing to evaluate administrative processes, documentation, recordkeeping, and departmental coordination to improve consistency and efficiency.

We have recently purchased One Call. Stay tuned for more information on this new communication tool we plan to roll out in the next several weeks. One Call grants us unlimited texting and calls to one member associated with each property.

11. Priorities for the Remainder of 2026

As we approach the end of the calendar year, management will remain focused on the following objectives:

1. Finalizing the proposed 2027 operating and capital budgets for Board consideration.
2. Continuing the accounting review and reconciliation process.
3. Monitoring dredging progress, production quantities, and project expenditures.
4. Advancing maintenance equipment replacement planning.
5. Addressing outstanding water and sewer infrastructure concerns.

6. Completing legal and contractual reviews involving the restaurant, collections policy, and other Association matters.
7. Evaluating Association-owned property for potential disposition.
8. Strengthening departmental leadership, reporting, and accountability.
9. Continuing long-range infrastructure and capital assessment planning.
10. Preparing departments for year-end financial and operational transitions.

Closing Remarks

The past month has involved a considerable amount of work across nearly every area of Lake Waynoka's operations.

We are making meaningful progress in several areas that have required attention for some time, particularly accounting oversight, infrastructure planning, departmental organization, and lake preservation.

Not every challenge can be resolved immediately, and many of the issues we face developed over several years. However, we are taking deliberate steps to address these matters, establish greater accountability, and develop sustainable solutions.

I want to recognize our department supervisors, employees, and volunteers for their continued dedication to the community. Their work is essential to maintaining the services and amenities our members enjoy.

I also appreciate the Board's continued engagement as we work through difficult financial, operational, and policy decisions.

Our objective remains straightforward: to protect the assets of Lake Waynoka, operate responsibly, improve the services we provide, and leave the community in a stronger position for the future.

Respectfully submitted,

Todd Wilkin
General Manager
Lake Waynoka Property Owners Association
Waynoka Regional Water and Sewer District

WAYNOKA PROPERTY OWNERS ASSOCIATION
TREASURER'S REPORT; ACCOUNTS BALANCES

GENERAL OPERATING FUNDS:	9/30/2026	9/30/2025
OPERATING CHECKING/PEOPLES	$30,725.13	$127,115.80
CHARGE CARD ACCOUNT	$23,379.01	$19,277.86
OPER SAVINGS/FIRST STATE BANK	$401,301.07	$300,999.68
RESERVE OPERATING/FIRST STATE BANK	$384,071.74	$384,071.74
LOTTERY CHECKING	$1,669.05	$3,383.17
TOTAL OPERATING FUNDS:	**$841,146.00**	**$834,848.25**

ASSESSMENTS			
$175.00	ROADS ASSESSMENT	$101,866.09	$306,387.42
$130.00	LAKE ASSESSMENT	$235,382.44	$227,552.15
$130.00	IMPROVEMENT ASSESSMENT	$103,925.91	$198,094.10
	CAMPGROUND IMPROVEMENT	$76,917.98	$129,111.96
TOTAL		$518,092.42	$861,145.63

WPOA INVESTMENTS:			
*	1ST STATE CDARS #1031845552	$196,184.34	$189,402.36
	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:		**$551,582.78**	**$535,906.61**
TOTAL ALL ACCOUNTS:		**$1,910,821.20**	**$2,231,900.49**

2026 INCOME END OF SEPTEMBER	2026	2026 EXPECTED
$2,779,009.40	86%	87%
2026 EXPENSES END OF SEPTEMBER		
$2,464,236.47	77%	76%

Treasurer Report Month Ending September 2026

Operating Funds

September's total operating income was $220,076.37.

September's total operating expenses were $259,211.04.

The operating fund balance at the end of September was $841,146.00.

Operating income for the year at the end of September was $2,779,009.42 That is 86% of the plan for 2026. The expected income was 87% at the end of August, so 1% was under budget.

At the end of September, operating expenses for the year were $2,464,236.47. That is 77% of the plan for 2026. The expected expense at the end of September was 76%, which is one percent over budget.

Allocated Assessment Funds

The income for allocated operating assessments in September was $7,318.48.

Assessment account expenditures in September totaled $84,915.58.

The balance of all allocated assessment accounts at the end of September was $518,092.42.

Invested Funds

Invested Reserves at the end of September totaled $551,582.78.

Total cash on hand at the end of September was $1,910,821.20.

Lake Waynoka Building Permit Report
October 2026

A total of 24 permits were issued in October 2026, bringing the year-to-date (YTD) total to 116 permits.

Category	October	YTD
Residence	1	8
Dock / Boat Lift	3	17
Additions	2	5
Repair/Replace	4	21
Pool	0	1
Deck	0	8
Garage	1	9
Storage	2	12
Boat Cover	3	3
Fence	2	20
Miscellaneous	6	14
Total	24	116

Lake Waynoka Police Department & Front Gate
Monthly Report

October 2026

Calls for Service	32	Animal Complaints	4
Arrests	0	Grinder Pumps	6
Reports	16	Squad Calls	9
Citations	2	Fire Runs	0
Warnings	11	Security Checks	37

Gate Counts

Front Guest Lane- 12,010	RFID Front Entrance – 17,827
RFID Back Entrance- 18,420	Back Exit- 22,454

Vehicle Information

Vehicle **1391**	Fuel- 55.7 gal	Miles Driven- 691.0
Vehicle **1591**	Fuel- 64.7 gal	Miles Driven- 871.0
Vehicle **2091**	Fuel- 32.5 gal	Miles Driven- 591.0

Other Information from the Police Department

Reminder: The Ohio state issued burn ban, per Ohio Revised Code section 1503.18, remains in effect through the end of November. Burning is prohibited across the state from 6:00am-6:00pm. Members who plan to burn during permitted hours are to call and report the activity to the front gate prior to any burning. For more information, please visit http://ohiodnr.gov/.