



**WAYNOKA PROPERTY OWNERS ASSOCIATION**

**1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
FAX: 937-446-3253**

**AGENDA  
October 11, 2025**

**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  
.....Vice President  
Sean Moore.....Secretary  
Chris Lane.....Treasurer  
Rob Bynum.....Member at Large  
Nancee Klein  
Charles Miller  
Mike Bisbe  
David Wagner



## General Manager's Report

### I. Executive Summary

This report concludes a transformative year of management focused on strengthening Lake Waynoka's infrastructure, enhancing security, and fostering financial prudence. Key accomplishments include securing significant external funding for critical water infrastructure, implementing new security protocols, and successfully executing major asset remediation projects. The foundational work of the past year has resulted in a more secure, environmentally focused, and financially stable community, establishing a strong trajectory for the next fiscal cycle.

### II. Fiscal Health & External Funding

Our commitment to responsible fiscal management and actively seeking external funding has reduced risk and maximized capital investment.

#### Key Accomplishments:

- **Infrastructure Funding Secured:** Successfully partnered with the Ohio Public Works Commission to secure a \$250,000 grant and a \$250,000 zero-interest loan for the installation of a DAF (Dissolved Air Flotation) Tank. This system is a long-term solution to treat and remove elevated manganese and algae levels from our water supply.
- **Insurance Savings:** Negotiated the renewal of the Lake's general insurance, achieving savings of over 13% on premiums, while planning to shift to a three-year renewal cycle for stability.

### III. Infrastructure & Environmental Stewardship

We made significant investments in maintaining the health of the lake and ensuring the reliability of community services.

#### Key Accomplishments:

- **Water Quality Monitoring:** Established collaboration with the EPA for consistent monitoring of E. coli levels in the lake and service water, proactively mitigating concerns related to the nearby chicken farm.
- **Lake Management & Dredging:** Successfully managed the annual lake draining cycle, including communicating with ODNR during a spillway cresting event. The maintenance team has had a successful year and removing spoils from the lake through our dredging efforts.
- **Major Asset Remediation (Squaw Valley):** Initiated and commenced work at Squaw Valley, which included the demolition of outdated docks, channel dredging, and the removal of dead trees and debris to improve accessibility and safety.



- **Essential Roadwork Planned:** Planned and budgeted for the replacement of six essential culverts to maintain proper roadway drainage and ensure the longevity of our community's pavement. Paving of nine roads throughout the lake will commence next week.

#### IV. Community & Asset Management

We successfully addressed long-standing issues concerning security, asset cleanup, and property standards through targeted action.

##### Key Accomplishments:

- **Enhanced Security Protocols:** Implemented driver's license scanning at the front gate for authorized entry, backed by robust encryption protocols and the securing of Cyber Security Insurance to protect all resident data.
- **Dilapidated Property Reclamation:** Adopted an aggressive strategy to acquire dilapidated properties that are delinquent on dues via quitclaim deeds. This process brings the properties back to the association for resale, restoring value to neighboring lot owners and the community.
- **Marina Cleanup & Management:** Led a major cleanup effort at the boat maintenance area, removing 20–25 derelict boats, an RV, and over 150 tires
- **Rule Enforcement:** Instituted enforcement of community rules, issuing citations for unauthorized entry (e.g., "piggy-backing" at the back gate) and stepping up action on derelict boats, vehicles, and unkempt properties.

#### V. Team & Community Engagement

We prioritized building a strong internal culture and open communication channels with our residents and stakeholders.

##### Key Accomplishments:

- **Employee Development & Cost Savings:** Supported Mr. Jered Foust in acquiring an American Red Cross Instructor certification, enabling in-house lifeguard training and generating significant savings on external training costs for the association.
- **Recognition Program:** Successfully launched and maintained the monthly Employee of the Month and Member of the Month recognition program, celebrating the dedication of both staff and residents.
- **Direct Communication:** Hosted regular, successful "General Manager" meetings to provide residents with an open, direct forum for sharing concerns and ideas.
- **External Collaboration:** Attended the Spring OLCA (Ohio Lake Communities Association) Conference with board members, gathering best practices on critical topics like social media, short-term rentals, and water quality.

#### VI. Conclusion & Forward Outlook

# Lake Waynoka

Waynoka Property Owners Association,  
Inc.

---



The past year's achievements demonstrate that strategic focus, operational rigor, and a commitment to community partnership can overcome long-standing challenges. The successful completion of major cleanups, securing of water infrastructure funding, and implementation of enhanced security and management protocols have made Lake Waynoka a better place to live and operate.

## Paving and Road Infrastructure

Road paving will commence starting Monday, October 13, 2025. The schedule is as follows:

- Monday: Gee Drive, Buck Drive, and Cochise Drive.
- Tuesday: Spearhead Drive, Running Bear Drive, Pony Express, and Deer Crossing Drive.
- Wednesday (Day Three): Mustang Drive and Wolverine Cove.

All paving will be closely monitored and managed by a representative from our Engineer of Record to ensure proper asphalt application and minimize potential issues.

## Electric Work at the Pool House

We started the work this past week on installing the new service lines into the pool house to increase the electricity needs we have there. Unfortunately, we hit the Spectrum line which created a little bit of a disruption, but the work is progressing. Once the work is completed we will be able to install more efficient and better protected pool pumps to prevent the electrical surges we experienced this last year.

## Lake Drawdown and Dredging

During the week of November 11, 2025, we plan to open the Lake valve to begin the process of releasing our stored lagoon water. As the lake level drops, property owners are advised to take precautions to remove their boats from the water. For those with approved dock permits, this period presents the ideal opportunity to begin construction preparations.

Following the drawdown, we plan to conduct several weeks of dry dredging. This process is optimally suited for specific, shallower areas around the lake, maximizing efficiency and impact.

## 2026 Budget Creation & Coordination

We are deep into the 2026 Budget creation season. We have held several productive budgetary meetings with Treasurer Lane and have Finance Committee meetings scheduled for the coming weeks to finalize the budget. A key factor we are diligently considering is the necessary coordination with the WRWSD Budget to understand how the decisions of each board mutually affect the counterpart's financial plan.

We carry the momentum generated this year forward, committed to the continued execution of our long-range plan and the pursuit of excellence in service to our members.

# Lake Waynoka

Waynoka Property Owners Association,

Inc.

---



Thank you to the Board, the dedicated staff, and the many volunteers for their unwavering support and hard work throughout this transformative year. I am excited for the continued success we will achieve together.

Respectfully,  
Todd Wilkin  
General Manager

## Lake Waynoka Police & Front Gate: Monthly Report

*September 2025*

Calls for Service	<b>69</b>	Animal Complaints	<b>7</b>
Arrests	<b>0</b>	Grinder Pumps	<b>12</b>
Reports	<b>37</b>	Squad Calls	<b>12</b>
Citations	<b>21</b>	Fire Runs	<b>0</b>
Warnings	<b>44</b>	Livewell Checks	<b>18</b>
Security Checks	<b>78</b>		

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

Campground	<b>4</b>	Rec. Center	<b>0</b>
Lounge	<b>0</b>	Lodge	<b>0</b>

### Gate Counts

RFID Front- 15,503	Front Guest Lane- 9,461
RFID Rear Entry- 18,537	Rear Exit- 22,295

### Vehicle Information

Vehicle <b>1391</b>	Fuel- 66.7 gal	Miles Driven-788
Vehicle <b>1591</b>	Fuel- 76.9 gal	Miles Driven-973
Vehicle <b>2091</b>	Fuel- 69.6 gal	Miles Driven-862.8

### Other Information from Police & Security

**Reminder:** The Ohio state issued burn ban took effect on October 1<sup>st</sup> 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/>

**Long Range Planning Committee (LRPC)**  
**Report for the Monthly WPOA Meeting, October 2025**

**Committee Current Activities**

In September and October, the committee continued to review 2025 projects completed, new, delayed and cancelled, and costs associated with those projects. Actual expenditures replace 2025 budgeted expenditures when projects are completed.

**Committee Future Activities**

In November, 2026 budgets, assessments and expenditures will be forecast. These will be presented to the WPOA Board in early December for evaluation. Ohio Law HR 5312 prohibits the WPOA from planning to spend more funds than anticipated budgeted Revenue. The December evaluation will allow the WPOA Board to ensure compliance and approve the 2026 Capital Assessment Fees to support the Capital expenditures for Roads, Lake and Improvements.

The Capital Assessment Fees approved for the 2026 budget are prepared for the WPOA membership and billed in February. These assessment fees are due in April, 2026.

Respectfully submitted,

Terry Borgman, LRPC Chair

## Building Permits 2025

	September	YTD
Residence	0	30
Dock/boat lift	0	13
Additions	1	3
Repair/Replace	3	10
Pool	0	4
Deck	0	6
Garage	0	6
Storage	3	13
Boat Cover	0	1
Fence	4	17
Misc	<u>1</u>	<u>6</u>
Totals	12	109



WPOA October 11, 2025 Monthly Meeting

Election Inspectors/Nominating Chair (Nan McHugh/Linda Stover/Dawn McNees):

Applications from 13 candidates for the 2025 WPOA Board of Trustees election have been accepted. The candidates are:

Brian Attinger

George Baker

William Blom

Stephanie Brown

Raymond Byers

Rob Bynum

Sue Eads

Jenny Ellis

Jim Hewes

Doris Kitchen

Troy McAndrews

Andrew Moran

Edward Mulloy

Reminders:

- In order to be eligible to vote you need to be in good standing so please make sure all your dues/fees are paid by October 20th.
- Please make sure the Admin office has your current address, we want everyone to be able to vote.
- Ballots will be mailed out to members in good standing on October 24th.
- Ballots must be received by December 1st in order to be counted.
- After today's meeting and after the November meeting each candidate is invited to use 5 minutes to introduce themselves and tell members why they should be considered a potential trustee.
- Candidate application statements will be included in the November newsletter.
- Direct questions to [election@lakewaynoka.com](mailto:election@lakewaynoka.com).