

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

AGENDA
September 12th, 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)

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

General Manager Monthly Report

August 2026

The month of August threw several curveballs our way. One of the biggest was the storm that hit Lake Waynoka and many of our neighboring communities, leaving some of our members without power for several days. If you drive back toward Gee Road, you will see that some power lines are still on the ground as we wait for Duke Energy to complete repairs. The cleanup from the storm has required a significant amount of time and coordination from our staff.

As a quick reminder, the yard waste site was opened following the storm and remains available for members to take their storm debris to the maintenance area. Each Monday, we continue to see that members have utilized the site over the weekend, and we appreciate everyone who has taken the time to bring their debris there.

If you have moved limbs or other storm debris to the edge of your property near the roadway, we ask that you take it to the yard waste site if you are able to do so. Our maintenance staff has several critical projects that require their attention, and roadside storm debris may not be removed until later this fall.

Finance, Accounting & Administrative Controls — 20%

Throughout the month, we continued working with our accounting staff, Treasurer, Board leadership, and office staff on our finances and some of the controls we are trying to put in place. Getting our finances back in order and making sure we have better processes moving forward continues to be a major focus.

We also spent quite a bit of time working through the Operations Manager position. We reviewed resumes, scheduled interviews, and met with candidates. Our hope is to make some changes based on those interviews that will help us not only with the day-to-day operations of the Association, but also with our accounting and finances.

We also completed the required fraud-reporting paperwork and submitted it to the Ohio Auditor of State.

Lounge Operations, Liquor Compliance & Transition — 26%

The Lounge consumed a significant amount of time during the month of August. We reviewed several operational concerns, video from the Lounge, and other information that ultimately led to the decision to terminate the lease agreement. There were numerous conversations with Board leadership, employees, legal counsel, the Lounge operator, and the Ohio Division of Liquor Control as we worked through these issues.

Once the lease was terminated, our focus quickly shifted to keeping the Lounge open and figuring out how we were going to operate it moving forward. We worked through bartender staffing and schedules, put together the September calendar, and began the process of installing a new point-of-sale system.

We also spent time training staff, working through inventory issues, answering questions from the community, and addressing some of the rumors surrounding the Lounge. I had several conversations with Liquor Control as well to make sure we understood what was expected of us and that we were operating within their requirements.

A lot of the Lounge issues did not happen between 8:00 and 4:00. There were several evenings and weekends spent dealing with phone calls, text messages, staffing issues, and other concerns as they came up. It was a challenging month with the Lounge, but I believe we have made good progress in getting better controls in place and moving things in the right direction.

Personnel, HR & Department Management — 17%

As with every month, a good portion of my time was spent working with our department heads and employees on the day-to-day operations of Lake Waynoka. There are always issues that come up with staffing, schedules, projects, employee concerns, and just making sure everyone has what they need to get their jobs done.

We continued working on filling the Operations Manager position, which has been an important priority for us. We need someone who can help with the daily operations of the Association, but just as importantly, someone who can help us keep our accounting and finances where they need to be. We reviewed resumes, interviewed candidates, and spent quite a bit of time discussing what we really need from this position moving forward.

There were also a few personnel issues throughout the month that required meetings, conversations, and documentation. Some of these things take more time than you would think, but they are important and have to be handled correctly.

I continue to work closely with all of our departments, including Police, Maintenance, Administration, Recreation, the Campground, and IT. A lot of my day is simply working through issues with our department heads as they come up and trying to keep everything moving in the right direction.

Board Governance, Legal & Risk Management — 13%

August also required a lot of communication with the Board President, Treasurer, trustees, and our legal counsel. Several legal and personnel issues came up throughout the month, along with the ongoing issues involving the Lounge.

Member Relations & Community Communications — 14%

Considerable time was spent communicating directly with Lake Waynoka members.

Issues included Lounge concerns, rumors within the community, campground matters, security and access questions, infrastructure concerns, and questions regarding Association operations.

Following significant community discussion regarding the Lounge, an open meeting was held with approximately 25 members attending. Members were invited to ask questions and discuss their concerns directly with management.

The meeting provided an opportunity to clarify misinformation, explain the Association's actions, and provide factual information regarding Lounge operations and liquor-related concerns.

Social-media communication and other membership notices were also used throughout the month to communicate operational changes and community information.

Maintenance, Campground & Infrastructure — 10%

August kept us busy with several maintenance issues, with the storm taking up a good amount of our time. I spent time driving the community looking at damage, working with staff on cleanup, and trying to prioritize what needed our attention first.

We also continued working through campground issues, road and property concerns, and several member requests. There is never a shortage of maintenance work around the lake, and August was certainly no exception.

Key Management Priorities During August

One meeting in particular that I want to mention was regarding dredging throughout the lake. Dredging has to become a top priority for us, and I want to share some numbers for comparison.

Last year, we operated our dredge boats for approximately three months and removed around 2,200 cubic yards of material from the lake. During that time, we spent approximately \$60,000 in labor. I understand we were not able to dredge continuously during those three months because our maintenance staff has other responsibilities, but that still puts our labor cost at just over \$27 per cubic yard. That does not include fuel, equipment, repairs, or other expenses.

We recently met with a dredging operator who gave us an estimated all-in price of around \$25 per cubic yard if we can commit to dredging over a two- to three-year period. What caught my attention is the difference in equipment and production. Our barges hold six cubic yards of material. His equipment can handle significantly more material, which allows him to spend more time actually dredging and less time transporting material.

He is currently putting together a few different options and pricing scenarios that we can present to the Board. One option he discussed was moving equipment in this year and completing approximately \$100,000 worth of dredging in about nine days. He estimates he could remove around 4,000 cubic yards during that time. For comparison, we removed just over 2,000 cubic yards during approximately three months of operation last year.

I think those numbers are worth looking at closely. Financially, I believe it makes sense to move in this direction, and it is my recommendation that we give him an opportunity to do the work. We can see firsthand what he can accomplish, compare the actual numbers, and then make a better-informed decision on how we want to handle dredging moving forward.

Thank you,

Todd Wilkin

Lake Waynoka General Manager

Treasurer Report Month Ending July 2026

Operating Funds

July's total operating income was \$183,964.70.

July's total operating expenses were \$341,946.90.

The operating fund balance at the end of July was \$1,098,106.40.

Operating income for the year at the end of July was \$2,463,978.58. That is 76% of the plan for 2026. The expected income was 78% at the end of July, so 2% was under budget.

At the end of July, operating expenses for the year were \$1,905,839.58. That is 60% of the plan for 2026. The expected expense at the end of July was 59%, which is one percent over budget. We have seen an increase to legal fees this year, accounting fees, and maintenance of aging equipment.

Allocated Assessment Funds

The income for allocated operating assessments in July was \$20,487.66.

Assessment account expenditures in July totaled \$300,670.61. We paid for the street paving in July which totaled over \$280,000.00.

The balance of all allocated assessment accounts at the end of July was \$624,115.00.

Invested Funds

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

Total cash on hand at the end of July was \$2,273,804.18.

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

GENERAL OPERATING FUNDS:	7/31/2026	7/31/2025
OPERATING CHECKING/PEOPLES	\$150,058.83	\$257,634.55
CHARGE CARD ACCOUNT	\$159,028.31	\$104,838.49
OPER SAVINGS/FIRST STATE BANK	\$401,179.71	\$400,857.17
RESERVE OPERATING/FIRST STATE BANK	\$384,071.74	\$384,071.74
LOTTERY CHECKING	\$3,767.81	\$2,957.53
TOTAL OPERATING FUNDS:	\$1,098,106.40	\$1,150,359.48
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$112,317.87	\$314,238.78
\$130.00 LAKE ASSESSMENT	\$285,669.49	\$244,347.53
\$130.00 IMPROVEMENT ASSESSMENT	\$159,229.74	\$276,528.56
CAMPGROUND IMPROVEMENT	\$66,897.90	\$125,962.89
TOTAL	\$624,115.00	\$961,077.76
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:	\$2,273,804.18	\$2,647,343.85

2026 INCOME END OF JULY	2026	2026 EXPECTED
\$2,463,978.58	76%	78%
2026 EXPENSES END OF JULY		
\$1,905,839.58	60%	59%

Lake Waynoka Police Department & Front Gate Monthly Report

August 2026

Calls for Service	63	Animal Complaints	7
Arrests	0	Grinder Pumps	17
Reports	31	Squad Calls	6
Citations	5	Fire Runs	1
Warnings	28	Security Checks	49

Gate Counts

Front Guest Lane- 12,679	RFID Front Entrance – 20,464
RFID Back Entrance- 19,211	Back Exit- 24,269

Vehicle Information

Vehicle 1391	Fuel- 62.1 gal	Miles Driven- 675.0
Vehicle 1591	Fuel- 63.0 gal	Miles Driven- 899.0
Vehicle 2091	Fuel- 83.6 gal	Miles Driven- 893.0

**Note: Numbers may not be 100% accurate due to severe weather.*

Lake Waynoka Building Permit Report – August 2026

A total of 7 permits were issued in August 2026, bringing the year-to-date (YTD) total to 76 permits.

Category	August	YTD
Residence	0	7
Dock / Boat Lift	0	14
Additions	0	3
Repair/Replace	2	11
Pool	0	1
Deck	0	6
Garage	1	6
Storage	2	7
Boat Cover	0	0
Fence	0	15
Miscellaneous	2	6
Total	7	76