



## **Ohio Lake Community Association Spring 2025 Ripples**

**Happy Spring and welcome to the 2025 OLCA Spring Meeting. We want to thank everyone for coming and hope you all find the agenda topics very helpful. The Executive Board has put together an agenda full of great topics.**

**We would like to thank Bob Wynkoop for setting up the hotel and food for the meeting. THANK YOU BOB!**

**Please feel free to reach out to any of us via email to [OLCAexecdirector@gmail.com](mailto:OLCAexecdirector@gmail.com). The Board is always looking for lakes to host the Spring and Fall meetings as well as topics for the agenda.**

**The Fall 2025 meeting will be held at Lake Rome Rock, stay tuned for more information about this meeting. You don't want to miss this meeting.**

# **OLCA SPRING 2025 MEETING & CONFERENCE**

***APRIL 9<sup>TH</sup> & 10<sup>TH</sup>***

## **AGENDA**

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### **Wednesday, April 9<sup>th</sup>**

**10:00am to 12pm**

- **Manager's Roundtable**  
(Lake & Office Managers)
- **Board Member Roundtable**  
(Lake Board Members)

**12:00pm to 12:30pm**

**Registration (LUNCH PROVIDED)**

**12:30pm to 1pm**

**Welcome**

Jeff Harmer, Board President  
John Jolley, General Counsel

**1pm to 2pm**

**Legal Session**

Board Responsibilities, Fiduciary Obligations,  
and Conflicts of Interest

Brad Terman, Williams & Strom, LLC

**2pm to 2:15pm**

**Break**

**2:15pm to 3:15pm**

**Breakout Session**

**Room A:** Lake Management Issues

Alex Ress, Jones Lake Management

**Room B:** ODNR Regulations; Boating  
Issues and Wake Boats 2.0

John Jolley, Isaac Wiles & Deb Green, ODNR

**3:15pm to 3:30pm**

**Break**

**3:30pm to 4:00pm**

**Legal Session**

Community Assn. Institute (CAI) - Ohio  
Legislation Action Committee Activities  
Robin Strom, Williams & Strom, LLC

**4:00-4:10pm to 5pm**

Labor & Employment Issues and Updates  
Applicable to Lake Communities  
Jeff Stankunas, Isaac Wiles

**5pm to 6:00pm**

**Networking & Social**

**6:30pm**

**Dinner**

**7pm**

**Additional Social Hour**

# OLCA SPRING 2025 MEETING & CONFERENCE

**APRIL 9<sup>th</sup> & 10<sup>th</sup>**

## **AGENDA**

### **Thursday, April 10<sup>th</sup>**

**8:00am to 9:00am**

**Registration & Breakfast**

**9:00am to 10:00am**

**Opening Ceremonies**

- Pledge of Allegiance
- Invocation
- Host's Welcome
- Roll Call

**OLCA Executive Board Reports**

- President
- Treasurer
- General Counsel

**10:10am to 11:00am**

Amendments to the Governing Documents  
& Strategies Regarding Obtaining Votes  
from Owners

Jesse Kanitz, Williams & Strom,

**11am to 11:15am**

**Break**

**11:15am to 12pm**

**Legal Session**

Social Media & Communications Pitfalls for  
Lake Community Associations.

John Jolley, Issaac Wiles &

Matt Dole, Communications Counsel,

Inc.

**12pm to 1pm**

**Lunch**

**1pm to 1:15pm**

Reconvene/Report on OLCA Matters

John Jolley, General Counsel

**1:15 pm to 2:00-2:15pm**

**Legal Session**

Short-Term Rentals and Effective  
Means to Control & Prohibit

Legal Panel-Adam Landon, Critchfield

Brad Terman & Jessie Kanitz-Williams

& Strohm

Aaron Glasgo- Issac Wiles

**2-2:15pm to 3:00pm**

**LEGAL PANEL**

Almost Free Legal Advice  
(Open Topic Forum)

**3:00pm**

**Adjourn**

## **Lake Members**

Apple Valley  
Candlewood Lake  
Choctaw Lake  
Cinnamon Lake  
Hidden Valley Lake  
Hide-A-Way Hills  
Holiday Camplands  
Holiday Lakes  
Lake Cable  
Lake Buckhorn  
Lake Latonka  
Lake Lorelei  
Lake Mohawk  
Lake Santee  
Lake Seneca  
Lake Tomahawk  
Lakengren  
Pines Lakes  
Roaming Rock  
Twin Lakes Association  
Waynoka  
Willowdale Country Club

## **Associate Members**

AQUA DOC Lake & Pond Management  
Down To Earth Waterfront  
Issac Wiles  
Jones Lake Management  
Kaman & Cusimano  
Popular Association Banking





John Jolley  
*partner*

d: 614.340.7458

e: [jjolley@isaacwiles.com](mailto:jjolley@isaacwiles.com)

John has worked with the Ohio Lake Communities Association in many different capacities and currently serves as the OLCA's General Counsel and Secretary of the Executive Board. Over the last 20 years John has addressed and resolved issues of all types including:

- Lake Community Governance and legal issues
- Enforcement and Collection Actions
- Environmental / Regulatory issues
- Intellectual Property
- Human Resources and Employment
- Leasing / Real Property Transactions
- Tax Issues

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*Columbus Cincinnati Worthington*

## **OLCA Executive Board**

**Jeff Harmer  
President  
Apple Valley  
(2027)**

**Jen Addair  
V. President  
Rome Rock  
(2025)**

**Anna Gibson  
Treasurer  
Cinnamon Lake  
(2025)**

**John Jolley  
Isaac Wiles  
Secretary/Gen. Counsel  
(2026)**

**Lynda Snyder  
Holiday Lakes  
Member  
(2027)**

**Paul Ellison  
Lakengren  
Member  
(2027)**

**Jack Buettner  
Lake Mohawk  
Member  
(2026)**

**Bob Wynkoop  
Lake Cable  
Member  
(2026)**





# Maximizing Unity in Ohio Lake Communities



## Condominium/Homeowner Association Law

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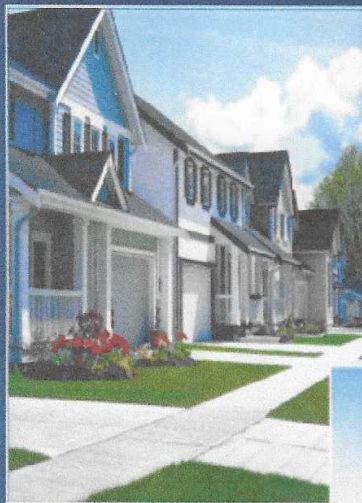
**[JonesLakeManagement.com](http://JonesLakeManagement.com)**

A photograph of a calm lake with a dense forest of green trees on the far shore under a blue sky with white clouds. In the foreground, there are dark rocks and some green lily pads on the water's surface. The text is overlaid on the lower half of the image.

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# Thank You

**THANK YOU** to all of our volunteers and committee's for all their help.

**THANK YOU** to all the past Lakes that have hosted:

Spring 2014	Willowdale CC
Fall 2014	Apple Valley
Spring 2015	Choctaw Lake
Fall 2015	Lake Lorelei
Spring 2016	Hide-Away-Hills
Fall 2016	Rome Rock
Spring 2018	Cinnamon Lake
Fall 2018	Waynoka
Fall 2019	Lake Cable
Fall 2023	Hidden Valley Lake
Spring 2024	Cinnamon Lake
Fall 2024	Lakengren