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WMHOA Meeting Minutes 8/14/22. Meeting called to order at 7:02.

Minutes approved from last meeting.

Maintenance. Thank you for serving on the board. Hear from people interested in serving, but don't show up. We serve to keep dues down, maintenance and upkeep down.

Did a tour of the neighborhood with Dan for maintenance.

We have \$9255.09 in bank. Have projected income of \$1k. Another \$500 from closings. Outstanding debt is \$2.4k landscaping. \$557 duty calls. \$750-\$1250 street signs and lining. Need to order no parking signs. Need to go up on the posts. Bushes need to be trimmed. Already done 4 trees, \$2500-\$3000 in tree removal/cutting for safety. 30-35% goes to maintenance for people who aren't taking care of their own yards. Every mow is 300. Outstanding dues over 5000. Over 4000 is liens.

Need more involvement, need to go to houses. Dan said around 1/3 of our costs is landscaping, we could reduce this if people take care of their own areas. There are common areas that we could be doing ourselves but instead the contractors are doing them, and costing more money.

Voted for an award for Bill awhile back, instead going to get a gift card. Also going to go to Costco and buy him some bags. Also broom and dustpan.

New business

Have a new councilman, Julian Jones.  
Have a new HOA phone.

Updated needed on the website, need to say do not contact board directly, please follow the directions on the website for proper attention.

Need to send letters out regarding unapproved changes made to homes. Broken a by-law that says you cannot change the outside of your house without permission.

July 22nd told to send the letters out past due. Gave 4 month to pay dues. Oleg.

Referring complaints to the website. Meeting in Sept for community. Need to put out notifications for community meeting. Positions up for election. Discussed management company. September 11 . President, VP, Treasurer. 3 year terms staggered elections.

Need to create flyer with HOA website, meeting date and elections/committees. Need help and involvement.

Our money goes to hoa insurance, collections, accountant, maintenance/upkeep landscaping (this could be reduced if homeowners were to help with their areas). We try to be preventative, proactive vs reactive. Walkthrough every 6-8 weeks locating things that need to be taken care of.

Adjourned at 8:27pm