



Board of Directors Monthly Meeting – Approved Minutes – 14 March 2023, (7 PM)
via Zoom

1. Call to Order Meeting convened via Zoom at 7:01 pm by J. Kirby.

Board Members Present:

President- Jim Kirby
Vice President – K. McManus
Secretary – Mike Laborte
Member at Large- Robert Keefer
Member at Large-
Treasurer – Kyle Martin

Others Present:

Welcoming – Marianne Gustafuson
Welcoming –
Beautification – Jim Kirby
Social Event – D. Victorio
Newsletter –
ARC – Doug King

Others Present:

Absent: , Member at Large- Angus McNeil, Welcoming – Teresa Mummert, ARC–J. Garrett.
Newsletter – David Piine, ARC – Doug King

2. Homeowner Forum. N/A.

3. Secretary’s Report

I. February 2023 BoD Minutes - Board approved (4-0).

4. Treasurer’s Report. (K. Martin) Status ...

I. Accounts/expenditures – Presented bills paid, bank deposits and financial balances as of Feb 2023.

II. Budget vs Actual (expense) Review. Compared financial plans to initial expenses.

III. Misc.

a. Assessments mailed out to all 244 homeowners with 28 Feb suspense.

o Ninety of 244 homeowners responded, as of 7 Feb ‘23.

o Treasurer will pursue remaining unpaid assessments, initiating late fees form anyone paying after 28 Feb.

b. The \$1,000 monthly electric bill may not be out of the norm for future bills. It may be future and have to be accounted for in our budget.

c. Bank signature card completed and new checks received.

d. Doody Calls there will be two payments during the month (Feb & Mar) to make up for missing payment.

5. Committee Reports

I. Welcoming (*M. Gustafuson*).

a. Newcomer packages for new homeowners on 209 CP received.

b. ZT were handed out, no package received.

II. Beautification (*J. Kirby*)

- R. Keefer, Spring planting – seasonal meeting held.

III. Social (*D. Victorio*).



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- a. Volunteers signed up for Spring Egg Hunt to be held Sunday, March 26th from 2 to 4 PM. The fliers e-mailed & up on information board.
- IV. Newsletter (D. Pine – J. Kirby). D. Pine still on leave. J. Kirby will assemble this newsletter. Suspense for articles is Friday 17 March.
Note. Distribution of newsletters will use NextDoor, 15 hard copies per request and copies sent to individual email addresses using Treasurer’s data base.
- V. ARC (D. King)
- a. Covenants Compliance – awaiting appropriate progress on previous notice.
 - b. ARC Requests. Two requests completed. Approved are 201 CP for fence construction and 110 ZT rooftop solar panels. Awaiting 300 TT shed submission (new).
 - c. Pre-Sale Compliance Inspection. 305 WW approved sale inspection.
 - d. Resale Disclosure Packages (J. Kirby). One package and three new volunteers to be trained.
- VI. Grounds.
- a. Board approved motion (4-0) to pay Bloom Lawn + Landscaping Contractor monthly while receiving same discount (2.5%) as received when association paid quarterly.
 - b. Street lights – Noticed issues should be reported to Bob Keefer. R. Keefer contacting Dominion about current issues.
 - c. R. Keefer will seek bids of park paver fix from multiple (3 or 4) companies. Motion passed (4-0) on need to fix pavers. J. Kirby will check with York Board of Supervisors (Mr. Sheppard) on small access property between Woods of Tabb and Legacy of Poquoson.
- VII. Lakes
- a. Fisher Lake – discussion on potential need for residual alligator weed treatment. M. Laborte will gather information on sound issues on Lakes.
 - b. Kenny Lake – Going to try to save on electricity costs by turning off fountain power at night. May have secondary benefit of clearing water intake. Wayne Lake fountain already turning off at night.
- 6. Old Business.**
- a. Bloom Lawn + Landscaping Contract – At their request WoT will get the quarterly discount while paying monthly. Board motion approved (4-0).
 - b. Board approved motion (4-0) to have R. Keefer move forward with Chesapeake Tennis LLC, company on Tennis Court repair & repainting. Initial funds to come from Capital Improvements Fund (mutual funds) by a Board vote of 3-1.
 - c. The property line between WoT and Legacy of Poquoson has been measured again.



- d. Yard Sale date - K. McManus – recommended 29 April. Board approved motion 4-0 to advertise online and with signs only at no cost.

7. New Business.

- a. A new Bill Pay Resolution letter – will be updated and be coordinated via an email vote after this meeting.
- b. J. Kirby will examine cutting tree limbs in the park and around the neighborhood.
- c. M. Laborte & R. Keefer will examine small trees on Wayne’s Lake for possible cutting as way to keep lake fountain clear of debris.

8. Date Confirmation

- a. Board approved Tuesday 11 April, 2023 – 7 PM, via zoom.

9. Meeting Adjournment. Meeting adjourned by J. Kirby at 8:38 pm.

2023 - WoTHA Board of Director Meetings – 2nd Tuesday of each month

10 January (Tuesday)	9 May (Tuesday)	12 September (Tuesday)
7 February (Tuesday)	13 June (Tuesday)	10 October (Tuesday)
14 March (Tuesday)	11 July (Tuesday)	TBD 14 November (Tuesday)
11 April (Tuesday)	8 August (Tuesday)	12 December (Tuesday)

WOTHA Board Member Terms

Member	Name	Term Start	Term Ends
1.	Jose Michael Laborte	January 2021	December 2023
2.	Wilfred J. “Angus” McNeil	January 2021	December 2023
3.	Kristin A. McManus	December 2021	December 2024
4.	James E. Kirby	December 2021	December 2024
5.	Robert W. Keefer Jr	December 2022	December 2025

Support - Treasurer (Kyle Martin)

December 2022