



**Board of Directors Monthly Meeting Minutes—(2/11/25) via Zoom**

**1. Call to Order 7:00**

**Board Members Present:**

**Bob Keefer  
Leonora Reiley  
Michael Moon**

**Others Present:**

**Matt Wemyss  
David Pine  
Donna Victorio  
Dave Houghlum  
Kristin McManus  
Jerry Garrett**

**Absent:**

Mike Toomey  
John Piccione

**I. Homeowner Forum.**

- A. Michael Moon and John Reiley raised the issue of reducing expenditures so as to reduce HOA dues
- B. Bob Keefer will research getting new nets for soccer goals

**II. Secretary's Report**

- A. January 2025 Meeting minutes approved—
- B. Email approval to amend Nov 24 AGM minutes to reflect selection of Dave Houghlum as WOTHA Treasurer

**III. Treasurer's Report.**

- A. Operating accounts \$24,788.42
- B. Reserve Accounts \$175,397.24
- C. TOTAL ASSETS \$200,185.66
- D, Dave Houghlum will reach out to Jim Kirby and Kyle Martin to locate previous tax records



#### **IV. Committee Reports**

- A. Welcoming–(Alison Schorr)
- B. Beautification (Matt and Danielle Wemyss).
  - 1. Christmas decorations removed and stored
  - 2. Yard of the month resumes in April
- C. Social (D. Victorio).
  - 1. Contract for Bubbles the clown renewed at \$250–the same amount as last year
  - 2. Spring Egg Hunt–Sunday April 13–2:00 PM
  - 3. \$250 same cost as last year
  - 4. Possible pop up for March
- D. Newsletter (D. Pine)
  - 1. Kristin will begin publishing the newsletter on the Facebook page and Nextdoor
  - 2. Next issue will be issued in March
- E. ARC
  - 1. Jerry Garrett provided an update on non-compliant homeowners
  - 2. Non compliance letters have been issued
  - 3. Jerry will prepare an article for the newsletter about home exterior inspections
- F. Grounds
  - 1. Looking for cleanup volunteers for Kubesh Ct Park
  - 2. Split Rail fence addition and repair status
  - 3. New mulch has been applied to Champion’s Path park and entrance beds
- G. Lakes (Bob Keefer)
  - 1. Awaiting new compressor for lake by Champion’s Path Park playground
- H. Website

#### **V. Old Business**

- A. The topic of automatic payments for WOTHA assessments was discussed
  - 1. There will be a fee \$15-25 a month that the board would absorb for electronic transfers; Fees to be paid by credit cards would be incurred by the homeowner. The topic of automatic payments will continue to be explored and revisited at the annual board meeting
  - 2. Cost to produce new directory–\$1,291.88 ; Board approves printing of directory



## **VI. New Business**

- 1 Move to create an ad hoc committee to develop a clean set of bylaws –
  - a. Proposal approved
  - b. Bob Keefer will head up the committee
- 2 Move to create an ad hoc committee to review and recommend a new HOA management company
  - a. Proposal approved
  - b. Michael Moon, John and Leonora Reiley, will serve on the management search committee; Angus McNeill has also expressed interest
3. Kristin McManus will post information about the formation of the new committees on Facebook and Nextdoor

**Meeting Adjournment. 7:58**