**WPOA Board of Directors**

**Minutes**

**December 2, 2024**

1. **Call to Order. Declare quorum. Salute flag**
2. Members present: Larry Brancato Greg White, Jan Harlan, Holly Berry, Jill Davidson, Mari Lynn Osburn and Mary Cay Tasich
3. **Approve minutes from last meeting.** Holly made motion, Jan 2nd
4. **Compliance Calendar**
	1. Nothing new for the Compliance Calendar
5. **Financial report by Mary Cay.**
	1. Current balance 225,414.27 which is at negative of -13,137.00 from what is needed.
	2. A document will be mailed to property owners as well as posted to our website which discusses the unanimously approved increase of the 2025 dues.
	3. Reviewed current budget: several items will be looked at again and emailed out to Board Members.
6. **Committee Updates**
	1. *Maintenance Report & Maintenance Committee* – by Greg White
		1. Trimmed low hanging tree limbs all around the community
		2. Removed debris from inlet grates, added crushed concrete on Cherry and Lakeshore
		3. Opened and closed Dam valve after the storm.
		4. Pot hole areas were sprayed on Lakeshore, Hemlock and Spruce.
		5. Will Re-winterize Beach Pavillion after the Boat Parade event on Dec. 17, 2024
	2. *Security/Safety Committee* by David Smith
		1. Nothing to report.
	3. *Dam/Lake Committee –* by David Smith
		1. We may not be eligible to a loan due to our lack of funds
		2. If a loan is approved it would for $700,000. Monthly payments would roughly be $8,400 or $100,000 each year for approximately 7 years.
		3. Project could start in the Spring of 2025
	4. *Bylaws/Covenants Committee* by Larry Brancato
		1. Will discuss in our Annual Meeting to raise membership fees from $25 to $35.
		2. Raise dues 15% in 2026.
	5. *Social Recreation Committee by Jan Harlan*
		1. Boat Parade on December 17, 2024. Hot chocolate and cookies in the beach area.
7. **Public Comments**
	1. Paul Ginter questioned if we should actually put an amount in the Bylaws for the assessment fee increase.
8. **Board Comments:** The next meeting will be held on January 6, 2025
9. **Executive meeting:**
10. **Adjournment:** Holly made motion. Jan 2nd