

WPOA Board of Directors
Minutes
December 2, 2024

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