

Board Meeting Notes

Tuesday, September 22, 2020

Attendees:

- ✓ Chris Collins, HOA accountant
- ✓ Trish Shuhilo, President
- ✓ Lori Edwards, Vice President
- ✓ Marcy Medley, Secretary
- ✓ Zach Guest, Treasurer
- ✓ Natalie Scaife, At Large
- ✓ Ron Harrod, At Large

Agenda:

- **Budget draft:** Reviewed vendor RFPs and created preliminary 2021 budget
 - Still awaiting final quotes from pond and plowing vendors – will be added prior to October Annual Meeting
- **Annual Meeting:** Meeting scheduled for Tuesday, 10/20; (4) entrance signs will go out before Trish leaves for vacation on Oct. 2 and reminder posts will be added to Facebook page/WGC website
- **Trunk or Treat event:** Trish will send a survey to homeowners to get a feel for event interest during COVID; this will determine if we hold it this year or not
- **Road ownership:** Some large cracks and rebar issues are going on with the roads; Lori followed up with Mann Properties to ask them about road ownership at this time; Mann confirmed that government now owns maintenance of the roads
 - Will take inventory of road issues in the coming weeks and initial fix requests through the Mayor's Action Line
- **Reserve study:** With the neighborhood aging and some reserves in place to address longer-term or larger scale maintenance (pools, ponds, etc.), would like to consider employing a vendor to do a reserve study to understand what expenses might be coming up to (1) understand/catalog all issues we should be aware of and expected timing (2) ensure reserves are adequate to address future needs (3) determine if future dues actions might be needed to address potential shortfalls
 - Trish requested RFPs with two local vendors to start exploration for board further discussion
- **Violation management:** Possible approaches based on feedback; have info ready for Annual Meeting for discussion arises: lots of considerations for both – pros and cons
 - **HOA Management company:** Cost would require annual dues increase (based on review of 2 proposals – \$50-60 per homeowner annually); prior management company (2000s) would not open pool due to cost/risk
 - **Increase neighbor involvement/ownership:** Look for “street captain” volunteers