WGHA Annual Meeting

March 19 2024



Agenda

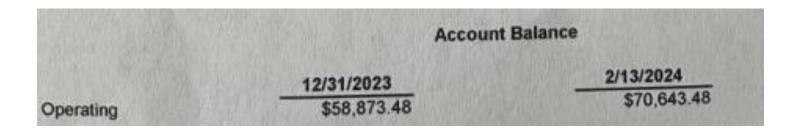
- Call to Order
- Proof of Notice (3/6/24)
- Introductions
- Financial Report
- Neighborhood Update
- Voting for Director

Call To Order

- Attendance /Establishment of quorum
- Proof of notice,
 - sent 3/4/24
- Introductions (Name, address, Years of residence)
 - Secretary
 - Trustees

Financial Report – Account Balances

WGHA Operating & Reserves Balance Sheet As of 12/31/23 (Cash Basis)



Financial Report - Budget

Woodland Greens Homes Association 2023 Year-end Report and 2024 Budget

	2023 Budget	2023 Actual	2023 Budget vs. Actual	2024 Budget
INCOME			The second second	LULA DUUYEt
Assoc. Dues (2023)	31,500.00	34,443.00	2,943.00	31,500.00
Assoc. Dues (previous years)		0.00	0.00	and the second s
Assoc. Dues (prepaid for 2024)	· · · · · · · · · · · · · · · · · · ·	375.00	375.00	
Late fees/Finance charges		475.00	475.00	
Outstanding late fees		(240.00)	(240.00)	
8726 Toftrees		(1,451.18)	(1,451.18)	
8477 Point O'Woods		(269.50)	(269.50)	
Total Income	31,500.00	33,332.32	1,832.32	31,500.00
EXPENSES				
Administration				
Bank Fees	14.00	2.00	12.00	14.00
Insurance	1,700.00	1,528.00	172.00	1,700.00
Legal/Professional fees	1,500.00	1,417.11	82.89	1,500.00
Licenses & Permits	128.00	127.97	0.03	128.00
Office Supplies	300.00	187.57	112.43	300.00
P.O. Box Rent	182.00	194.00	(12.00)	194.00
Postage	350.00	536.70	(186.70)	
Printing	200.00	197.37	2.63	200.00
Refunds - Dues Overpymt	0.00	0.00	0.00	0.00
Secretarial Contractor	4,800.00	4,800.00	0.00	100 (0.000 (0.000))
Social Committee	500.00	426.97	73.03	
Web Site	500.00	0.00	500.00	500.00
Subtotal	10,174.00	9,417.69	756.31	10,372.70
Landscaping				
Maintenance Contract	19,726.81	19,680.80	46.01	19,726.81
Non-contract maint.	4,000.00	0.00	4,000.00	4,000.00
On-going enhancements	5,000.00	0.00	5,000.00	5,000.00
Watering	0.00	0.00	0.00	
Subtotal	28,726.81	19,680.80	9,046.01	28,726.81
Total Expenses	38,900.81	29,098.49	9,802.3	39,099.51
Total Expenses	30,000,01		and the second second	
Surplus/Shortfall	(7,400.81)	4,233.83	11,634.64	(7,599.51)

Annual Dues

- As of March 15th 86.5% of homeowners paid
 - 34 homes unpaid
 - 2 homes have liens for multiple years in arrears
- \$20 on all accounts past due
 - Turned over to Attorney for collection
- Payment arrangements are handled on a case by case basis
 - If unpaid, please contact the HOA to begin resolution process

- Woodlandgreens.com
 - Meeting minutes posted (annual and monthly)
 - All WGHA docs (by-laws, applications, etc)
- All Trailers/RV are stored in garage or off-site
 - Including but not limited to travel/cargo/mower /boat etc per Convents & Restrictions
- Social Committee
 - Thanks to Kristen Fecke
 - Saturday June 1 2024

- Speed limit is 25mph
 - Please remind your teenagers to slow down and be mindful of walkers/joggers

Architectural Standards

- Protects home values and neighborhood integrity
- New 2024; Guidelines published to website
- Complete form with as much detail to expedite approval (Sheds, Additions, Fences, Pools)
- Any changes during construction, new application
- Thanks to Judy Burnett, Jason Anderson & Dan King

- Fence (Survey highly recommended)
 - Township involvement around safety concerns (swimming pools)
 - Architectural Standards Committee approval of location, materials and construction
 - Fence within 1ft of property line requires written agreement between neighbors highlighting an agreed plan for maintenance, vegetation, financial responsibility in event of storm or useful life removal
 - Fences with a 1ft or more setback does not require agreement

- 2023 Boulevard Update
 - Maintenance only
- 2024-2025 Boulevard Project
 - Healthy and maintenance
- Neighborly Courtesies
 - Please keep trashcans stored out of view
 - Please remove yard signs 2 weeks after election
 - Please remove Holiday lights by March 1st
- Avenue of Flags- Springboro Optimists Club
 - □ \$50 a year

- Township 748-1267; City 748-4343 after business hours support 425-2525
 - Animal control, storm damage, street plow, road/curb maintenance
- Dogs
 - Please use a leash
 - Please clean-up after your dog (including Blvd)
 - Contained in your yard
 - Respectful of walkers, joggers, children
- Lamp Post Bulbs

Voting a Director

- Call for candidates/nominations
 - Annual election per the 2007 adopted By-Laws
 - 3 year term
- Introduction of candidates
- Casting of ballots
- Tally of Ballots
- Election results
- Neighborhood Social Hour
 - Crooked Handle



Thank you for attending. Thank you for attending.



Board of Directors: President: Nathan Frankart, Michael Mills & Paul VanMaldegham