

BOARD OF DIRECTORS MEETING, 08-03-21
MINUTES

Call to order at 6:32 pm

Attendance: Mike Mills, Board President/Director; Paul VanMaldeghem Secretary/Director; Chris Plechaty, Board VP/Treasurer/Director; Carrie Wooten, Admin.; Patrick J. Janis, joined virtually via Zoom at 6:40pm.

Beehive Development Phase 2: PJ Janis, Of Counsel Waite, Tomb & Eberly, LLP, was asked to join the board meeting to advise on the Beehive phase 2 matter. He advised that the current plan is already "allowed." WGHA can appeal that decision but need facts. He suggested traffic study, but warned it could be costly. Paul asked about a "noise study" but lawyer is not aware of such a thing. Lawyer asked for information about problems and concerns including facts and details. He would like to hear from other homeowners. He also asked if WGHA simply wants to be heard and go on record with objections, or if we are interested in fighting the plan for Phase 2. Mike mentioned existing traffic problems and plans to document known issues from personal experience and gather complaints from neighbors. Paul plans to talk to neighbors and gather complaints about lack of trees that were promised from Phase 1, noise complaints, etc. PJ would like information by end of week. Zoom portion of meeting ended at 7:16pm.

Boat issue 1676 E. Tamarron: Board asked Carrie to verify that our attorney can a send violation letter, considering last letter was sent in 2020 asking the boat to be "permanently removed." Boat continues to show up periodically and complaints have been issued by neighbors to put this issue to rest. Discussion was had about charging a "compliance assessment" fine comparable to local storage fees.

Berry Account: 8726 Toftrees Lane: Attorney has asked if WGHA would like them to send a warning letter of foreclosure. Board has decided to leave the account to accrue dues, late fees & interest penalty, unless the homeowners bring the account current and not send additional letters from the attorney at this point. The lawyer has advised that the lien will not need to be updated or "renewed" until 2025. Additionally, the board would like to add accounts receivable to the budget for the Annual Meeting, including names/addresses for unpaid accounts.

Clarification 10% interest penalty vs. late fee: After a homeowner complaint, Carrie wanted clarification on late fees and the interest penalty. \$20 is a flat fee for late accounts. Interest penalty is only charged at the end of the year on accounts left unpaid. Topic is in section 6 of the by-laws.

Miscellaneous: Carrie plans to purchase stamps before price increase. More envelopes are also needed for annual meeting and dues mailings for 2022.

Adjournment: 8:02 pm

Approved:



Michael Mills, Board President/Director

9/2/21

Date

Reviewed:



Chris Plechaty, Board VP and Treasurer/Director

9/2/21

Date

Approved:



Paul VanMaldeghem, Board Secretary/Director

4 Oct 2021

Date