

WGHA Board Meeting

26 June 2024 / 6:00 PM / Mike's House

Attendees

Directors: Mike Mills, Nate Frankart, Zach Lawson/ Carrie Wooten, admin./ Committee members: Paul VanMaldegham

Agenda

Previous Meeting Follow-up

1. Dues update & collection schedule; sent final notices, will send directors and update and unpaid accounts to collection in July
2. Board members Report form- government form requirement- Paul to look into details of the new requirement by Corporate Transparency Act (CTA); Carrie to send an email to Paul. The Board wishes to wait and see if the requirement applies to WGHA before filing.

New Business

3. Open applications:
 - o Klein Pool approved
 - o Simmons- will check with ASC to see if they received any updated information
 - o Paige Denlinger pool- approved (fence to come later)
4. Complaints:
 - o Concerned Neighbor's inquiry- each item was discussed. Carrie will respond to the email and the actionable items will be addressed, general synopsis below:
 - Construction timelines- Mike to inquire with homeowners, however there are no rules or regulations regarding construction timeline in WGHA by-laws.
 - Houses & sheds falling into disrepair- violation letters to be mailed/already mailed; in general this can be subject to discretion. The Directors would like to come up with a defining set of rules, possibly following FHA rules.
 - Budget surplus- this year will be operating at a loss, which will dip into the surplus. Upcoming boulevard updates and lawyer fees are further expected. The board is unanimous in keeping the dues at the current rate. Should WGHA consider signing up for the rotary flags at the entrances?
 - Truck and trailer parked in court at end of Withersfield Ct - homeowner was advised to contact Clearcreek Township.

- Reference to bylaws in the new Architectural Standards Article 8.6f is a typo. The reference is Article 8.1; Carrie will update the document and send it to Mike Fox for the website to be updated.
 - 1300 Whispering Woods Boat has returned -Carrie will draft letter and send if boat is still there
- 5. Zach has been added to bank account; Nate needs to go in and sign off
- 6. 3 checks were signed
- 7. Reconciliation Report reviewed

Action Items

1. Paul to look into CTA
2. Mike to inquire with homeowners about construction timelines
3. Carrie to follow up with emailed complaints, send app approvals, update AS doc, email Paul, send violation letters, give dues update and send to collection in July.
4. Nate to visit People's bank and sign document

Adjourn 7:28pm

Next meeting TBD- The board will continue to discuss topics via email and will schedule another meeting when necessary.

Signatures for approval

Mike Mills:  Date: 10/1/24

Nate Frankart:  Date: 10/1/24

Zach Lawson: _____ Date: _____