

WTHOA Board Meeting, Monday, April 24, 2017 @ Pat Garner's office

Attendees: Jim G., Deborah W.-C., Cathi W., Margie C., Justin B., John Y., Tracey W., & Pat G.

There were no minutes to approve since the last meeting was the January annual homeowners meeting.

Pat recapped the past year's activities with regards to homeowners with seriously delinquent annual dues. He provided a report from Treece Law Firm, showing actions taken and results. Discussion ensued regarding giving Treece Law Firm blanket authorization to proceed on all delinquent accounts including filing lawsuits if necessary. In addition, approval to update our management certificate was discussed. A motion was made by Deborah, seconded by Cathi, and unanimously approved to carry out these two (2) actions as described above.

Pat also reviewed the current Balance Sheet and the Profit & Loss statement from January 1 through April 24. At the present time, the HOA is owed approximately \$18,000 in seriously overdue accounts and there is also \$8000 owed & being paid through various payments plans. At this time there is also \$40,000 in 2106 dues not yet received, but it is expected that this amount will markedly decrease once the pool opens (and people want to receive their pool keys).

Pat is getting the pool keys ready for mailing next month. This mailing will include the 2017 Pool Rules and the May 2017 Newsletter (which Cathi will provide).

Bill Cole has completed the refinishing of the Appelwood Pool and Pat noted that the bill for this is pending. Jim has arranged for the area to be power-washed. Deborah will arrange for extermination of the grounds & buildings in the area of the Applewood Pool and Park.

Jim reported on some vandalism at the Castlewood Park. Apparently the toilet was clogged with debris and a plumber was needed to remedy the situation. Further on the subject of vandalism, Jim discussed a call received from a homeowner concerning graffiti on her fence, between Castlewood & the high school grounds. Jim has brought this to the attention of Trish Hanks @ Fisd and the school board will be taking action to deal with this. At this time it's unsure exactly what the action will entail, but there's been discussion about installing a security camera near the fence line.

The next quarterly Board meeting will be held on July 24th.

Cathi made a motion for adjournment, Justin seconded the motion, and it was unanimously approved.