

WTHOA Board Meeting, Monday, July 27, 2020 via ZOOM

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

Prior to the open meeting, the Board met in private to review the seven (7) cases currently being handled by our attorneys @ Treece Law Firm. One case was deferred and Pat will follow-up on this case at the next meeting. One collections case was discussed at length with various solutions considered. Ultimately a motion was made by Deborah, seconded by Justin, and unanimously approved as follows: Pat will negotiate a settlement with the delinquent homeowner and if all payments are received, the interest on the debt will be forgiven. All other cases were reviewed and the Board concurs with all of Treece' recommendations.

The open meeting was called to order by Jim @ 6:45 p.m. No other homeowners joined the meeting.

In light of the ongoing health issues of one of our Board members, Margie C., Jim announced that she will no longer be able to assist the Board. It was suggested that John Y'Barbo, who handles Maintenance, would be a good person to replace Margie. A motion concerning appointing John to Margie's vacated At-Large position was made by Cathi, seconded by Deborah, and unanimously approved. John accepted the position.

Jim advised the Board of a communication from a neighborhood Girl Scout for a Gold Project that would involve installation of bicycle racks at the Applewood Pool. Jim will contact this young lady to inquire about specific plans and then share these. The Board has tentatively approved this proposal but will await further information prior to giving final approval.

Pat reviewed the HOA financial reports and concluded that the HOA remains in a strong financial position.

Discussion ensued regarding upcoming projects that need to be done in the neighborhood. The wooden fence at the south side of the Castlewood Park will need replacement. In addition, the metal fence at the front of the park needs to be upgraded. Jim will research options and get several bids. Replacement of the parking lot concrete will also be needed and Jim hopes to get some bids for that work. Lastly, the two (2) interior (metal) doors at the park need to be replaced and Jim is currently entertaining bids for that project.

Jim gave updates on repairing the lighting at the Falling Leaf entrance. The electrician has submitted a quote for \$5000 and Jim is awaiting further information regarding a start date. Concerning removal of the "islands" in the cul-de-sacs, Jim has met with City officials and it appears unlikely that these can be removed because of the impact on the drainage situation. Deborah suggested partial removal and Jim will follow-up with the City again to see if that's a possibility.

After much discussion, the Board decided unanimously to cancel the Fall Garage Sale for this year due to the on-going issues with Covid-19.

There was no further business to discuss. Therefore a motion was made by Cathi, seconded by Justin, and unanimously approved to adjourn the Board meeting. The next meeting will be held via ZOOM and will take place @ 6:30 on Monday, October 26th.