

WTHOA Board Meeting, Monday, June 27, 2022 via ZOOM

Attendees: Jim G., Deborah W., Pat G., Justin B., Weston R., John Y., Cathi W. and several homeowner participants

Jim called the meeting to order and announced that he was stepping down as President of the Board, but would remain available for consultation. A motion was made by Justin, seconded by Cathi and unanimously approved as follows: Deborah will act as President of the Board effective immediately. Another motion was made by Cathi, seconded by Weston, and unanimously approved as follows: Justin will act as Vice President of the Board effective immediately. Lastly, Cathi announced that she is seeking a replacement for the position of Secretary to the Board.

Deborah gave a brief summary of the Executive Board meeting that preceded this open meeting. The Board reviewed the findings of Treece Law Firm with regards to Collections, Deed Restriction Enforcement, and District Court Lawsuits. A motion was made by Jim, seconded by Cathi, and unanimously approved as follows: The Board will approve all recommendations and actions as outline in the attorney's report.

Next Pat reviewed the financial reports. The Balance Sheet reflects a strong cash position for the HOA. He explained that the Accounts Receivable (approximately \$28,000) was comprised of past dues owed to the HOA. Of this amount, he said that about half was from accounts that were only one year past due while the other half was from cases where the delinquency has been ongoing for several years. Pat went on to review the Profit/Loss Report, explaining the larger expenses (such as Lawn Maintenance and Pool Service).

John related a story concerning teenagers accessing the Applewood Pool after hours. After lengthy discussion, it was decided that lack of lighting toward the middle part of the pool area might've contributed to the ease with which these teenagers were able to gain entry and remain undetected. A motion was made by Deborah, seconded by Cathi, and unanimously approved as follows: John will get bids on installation of a motion-activated light to illuminate the mid-section of the pool.

John also reported that the Memorial Day Pool-Opening Event was well attended with 84 people officially signing-in and approximately 12 more people attending without signing. The Board again expressed their gratitude for all the work Judy W. has done to organize events for our neighborhood. They also thanked John for his on-going hard work and support.

Jim discussed the need to remove 3 palm trees from the Lake Forest cul-de-sac. These trees require costly annual maintenance (estimated \$400 per year, per tree for cutting back dead fronds). A motion was made by Deborah, seconded by Cathi and unanimously approved as follows: the existing trees will be cut down and one, large, low-maintenance tree will be planted in the center of the cul-de-sac. Jim volunteered to spearhead this action.

Pat discussed the ongoing need for an improved method of deed restriction coverage for the neighborhood. A motion was made by Cathi, seconded by Justin and unanimously approved as follows: Pat will ask Treece to draft language to be posted on our website to seek volunteers to assist with deed

restriction enforcement. Once this statement is reviewed and approved, Pat will ask Amy (Webmaster) to post it on the HOA website.

There being no further items to discuss, a motion to adjourn was made by Deborah, seconded by Cathi, and unanimously approved @ 7:29 p.m.