

WGPOA BOARD OF DIRECTORS

September 28, 2025

ATTENDING: Katherine Wright, David Fuller, Yvonne Olson, Casey Criswell (on phone)

FINANCIAL REPORT: Treasurer David Fuller distributed an update from last month's report and the current report (budget/actual/variance) and comparison with last year's actual expenses. Discussion of financial position and need for dues increase. He proposed several "hypothetical" options with different increase amounts. Acknowledged a large increase will be a "hard sell" to residents, although no vote is needed to implement an increase.

VOTE: Board voted to increase WGPOA annual dues from \$185 to \$300 for each improved lot.

Resume adding 12% interest to delinquent dues payments – stated in WGPOA documents and used to be implemented, but has dropped off in recent years.

Budgeted expenses for 2025 are \$17,125.

Jamie Wright is investigating process for residents to pay dues with a credit card. The card fee would be added to the resident's invoice.

The investment CD at Truist goes through end of January 2026.

No further info on Forestry Grant for Firewise activity. David will contact Firewise Chair Nancy Bell to check.

David received a penalty \$78.71 bill for State Income Tax payment. Unsure the reason – late payment? He will check with accountant.

Invoices for 2026 dues will be sent in December.

DEBRIS CHIPPING: Casey Criswell will rent chipper and begin work weekend of October 4 & 5. Equipment cost has significantly increased since first discussed. His team will do what it can on the weekend and if needed can reserve for a week. Pick-up is for currently piled debris, no further notification will be given to community.

██████████ offered to do some clean-up in the storage lot (their house looks directly into the lot). David loaned them his key to get into lot. David is keeping list of distributed keys.

LEAF REMOVAL: Katherine will call Firewise Chair Nancy Bell asking her to get three quotes for leaf pick-up. Prefer to get definite quote – last year Varsity Landscaping charged by the hour which provided no incentive for fast or efficient work. Workers were observed helping residents do work that was not contracted for and should be responsibility of homeowner. Notification of the service should be clear. Cost last year was \$11,192.

PORT-A-JOHN: will remain through 10/19 Annual Meeting – David will have it removed at end of October. It is charged by calendar month.

MOWING: ████████ may mow again in October, depends on weather & need.

OKTOBERFEST & ANNUAL MEETING: Sunday, October 19, 2025. Volunteers to coordinate are needed. Katherine will call ██████████ to ask them to coordinate event – Yvonne will help them, if needed.

Casey Criswell is purchasing "authentic" brats in Wisconsin and will be Griller in Chief – may or may not use Pavilion's grill. David offered his Weber Charcoal Grill. Need to take water to put out any fire. Casey will provide needed supplies.

████████ suggested to oversee kids' pumpkin decorating – David will confirm with her. Pumpkins have been purchased, but markers will need to be procured – borrow from our own supplies or need to buy from budget?

████████ will oversee “Kids in the Cage” – entertaining kids in the tennis court area while the business meeting is going on. Borrow balls, buy bubbles, borrow rackets? Publicize it? [Cute name!]

Need to send a final notice to community with details. ██████████

Yvonne will draft meeting agenda for Katherine's review.

David will paint metal chairs before meeting – Judd Fredstrom is helping him. Needs to buy more paint.

GOERHING GAP TRAIL RELOCATION: Trails Chair Gregg Ferguson and David Fuller will flag the Saddleback trail by end of October. David will ask Gregg about need for trail clean-up.

REAL ESTATE SIGN AT FRONT ENTRANCE: Prohibited in covenants, but sometimes not enforced. Sign exceptions are made for community Yard Sale. Suggestion to build a “generic” HOME FOR SALE SIGN, complementing community's design aesthetic, that could be used each time. Then homeowner would post official realtor's sign in their yard.

2026 BOARD MEMBERSHIP: Katherine will stay for another term. Casey will not stay due his plans to move to Wisconsin. David will stay but asks that someone else serve as Treasurer. Decided to send email & FB messages inquiring about interest – need to vet candidates as to experience/ability.

NEXT BOARD MEETING: SUNDAY, OCTOBER 26, 4 PM, AT YVONNE'S

Minutes by Yvonne Olson
Secretary, WGPOA