

WYNGATE



Homeowners Association

WYNGATE

2021

HOMEOWNERS

ASSOCIATION

NEIGHBORHOOD

ANNUAL MEETING

2:00 PM as a

Zoom Virtual

February 7th, 2021



MEETING AGENDA

- **Officers' Report**
- **Financial Review**
- **2021 Election**
 - **Appointment of Teller Committee**
 - **Nominating Committee Update**
 - **Roll Call/Proxy and Floor Votes**
 - **Certification of Quorum**
 - **Election of Board of Directors**
- **Unfinished Business**
- **Next Capital Improvement Project**
- **New Business**
 - **Speeding**
- **Adjourn**



Meeting Minutes Sept 3rd, 2020

Wyngate Neighborhood Meeting (Zoom)

September 3, 2020

6:05pm-6:29pm

Minutes to be approved at next meeting

- Meeting Welcome at 6:05pm
- Officer's Reports
 - President
 - Appreciate the work of the board members
 - Getting to know neighbors through project requests
 - Treasurer Report
 - In great shape with finances- We have just over \$40,000 in checking accounts
 - About \$750 under on Community Events
 - Slightly over on Legal and Professional fees
 - Office supplies and landscaping, along with everything else in on budget
 - Have spent just under \$8,000 of about \$13,000 annual budget so far
 - Launched PayPal option in January and it has been going well so far
 - Secretary
 - Website updates coming soon
 - Explanation of covenants
 - FAQ section
 - Form for submitting proposals
- Special Events
 - Easter Egg Hunt Canceled
 - Fall Yard Sale is scheduled for 9/19/20
 - We are working on obtaining our usual officer patrol
 - Halloween still on for 10/31/20
 - Working on obtaining flags for light poles for each season
 - Looking for local options
 - Open to any suggestions for events!
 - Food truck being hosted by volunteer
 - Kim Bloomfield posted info on Facebook
 - Thelma will also post the info on the Website

- Update on On-going Projects
 - Capital Projects
 - Have not had a chance to meet due to COVID-19
 - Looking to form a committee (one person from each street) to provide input on child activities and adult activities
 - Trees around the retention pond are okay
 - Nominating committee—looking for at least 2 volunteers to join the HOA Board
- Old Business
 - Storage building for decorations and signs
 - Holding off on this project in favor of having a storage in our Capital Project
 - Lending Library
 - Was held off due to COVID-19. Will eventually be placed in the Common Area once we have a better idea of what will happen with COVID-19.
- New business
 - Mailbox project inquires from Ian H.
 - HOA can help him get in contact with contractor and obtain a list of materials
 - Sarah discussing keeping track of the lending library
 - Will work with HOA/Thelma to have Lending Library updates on website
- Ending comments/reminders
 - Watch Facebook and street signs of upcoming events
 - Annual HOA Dues payment were due by March 15th via check or PayPal. Please pay ASAP if you have not already done so. Contact HOA Board if you are needing a payment plan.
 - HOA Board Quarterly Meetings
 - March, June, August, December
 - Neighborhood Meetings
 - January (TBD), July (TBD)
- Meeting Adjourned at 6:29pm (motioned by Megan, seconded by Thelma)



OFFICER REPORTS

- President
- Treasurer
- Secretary



OFFICER REPORTS

•President

- Welcome to the new Owners and Neighbors
- Missing attendance at Social Functions
- Appreciation for
 - Board Members
 - Dues Payment Being Received
 - Abiding by the Covenants
 - Neighbors Volunteering to Help
 - Food Truck Events
 - Opportunity to Serve the Neighborhood
 - Getting to know our neighbors



OFFICER REPORTS

•Treasurer

Financial Report: 2020 Actual Expenses

Total invoiced (HOA fees, transfer fees, late fees): \$20,497.24

Total Payments Received (Includes HOA fees and Lien Payoffs): \$22,769.86

Total Expenses:

Community Events	\$370.66
Supplies/Events	\$130.66
Security	\$240.00
Insurance	\$1559.00
Legal & Professional Fees	\$889.56
Office Expenses	\$1117.73
Supplies	\$156.69
PO Box	\$130.00
Postage/Printing	\$175.54
Website/QB Subscription	\$655.50
Repair and Maintenance (Lawn Care)	\$4356.96
Taxes & Licenses	\$375.46
Utilities	\$4120.00
Total Expenses	\$12,789.37



OFFICER REPORTS

•Treasurer

Proposed Budget

Expected Income: \$17,750

Expenses:

Community Events	\$710.00
Supplies	\$350.00
Security	\$360.00
Insurance	\$1,650.00
Legal & Professional Fees	\$1,000.00
Office Expenses	\$11,93.00
Supplies	\$250.00
PO Box	\$118.00
Postage/Printing	\$160.00
Website/QB Subscription	\$665.00
Repair and Maintenance	\$4,500.00
Landscaping/Lawn Care	\$4,500.00
Taxes & Licenses	\$447.00
Utilities	\$4,157.00
Capital Improvement Project	\$3,000.00
Total Budgeted Expenses	\$16,657.00
Net Income/Buffer	\$1,093.00



OFFICER REPORTS

• Secretary

<https://wyngate-hoa.com>

Wyngate HOA

[DUES](#)

[COVENANTS & BY LAWS](#)

[MINUTES/FINANCES](#)

[MISCELLANEOUS INFO](#)



Welcome to the
Wyngate Homeowners
Association

[GET IN TOUCH](#)

About Us



Our Neighborhood

Wyngate is a family-friendly neighborhood of 147 homes ranging in size from 1,400 SF to 2,800 SF. We are conveniently located just minutes northeast of downtown Knoxville, Tennessee with easy access



2021 Election

- **Tellers Committee (different version)**
- **Duties of Executive Board Member**
- **Floor Nominations**
- **Introduction of Candidates**
 - **John Halter**
- **Voting – Ballot**
 - **Yay/Nay Comment Section**
- **Talley**

John Halter is an arborist. Our family moved to Wyngate in 2019. He is married to Melissa and they have a daughter, Hattie and one on the way. Since we have lived here, we are grateful and love that our community is always willing to support and help fellow neighbors.



SPECIAL COMMITTEE REPORTS

•Nominating Committee

Members:

Kevin Cole

Need 2 Volunteers



UNFINISHED BUSINESS

- Storage of Decorations and Signs
- Lending Library
- Pole Flags
- Hit-n-run Damage to Front Sign Repairs



CAPITAL PROJECTS COMMITTEE REPORTS



• Planning

- Committee Members
- Shelter Type
- Consider Typical Uses

• Typical Uses

- Walking Trails
- Community Garden
- Basketball Court
- Tennis Court
- Soccer Field
- Playground
- Picnic Pavilion
- Swimming Pool
- Many Other Uses

Members:

- Kevin Cole
- John Halter
- Brent Boutwell
- Eric Moore



NEW BUSINESS

- Snow Plowing the roads
- Pet Poop Pick-up
- Speeding
 - School Bus
 - Speed Humps
- Washington Pike widening project



ADJOURN

- Reminder watch Facebook and Street Signs of Upcoming Events
- Dues Payment by **April 4th** via check or PayPal
- Provide any comments via the info@wyngate-hoa.com
- Neighborhood Meetings
 - July TBD