

WYNGATE



Homeowners Association

WYNGATE

2023

**HOMEOWNERS
ASSOCIATION
NEIGHBORHOOD
ANNUAL MEETING**

6:00 PM – 7:30 PM

May 2nd, 2023



MEETING AGENDA

- **Passing of prior Board Member Karen Thomas**
- **Approve past meeting minutes**
- **Officers' Report**
- **Financial Review**
- **2023 Election**
 - Appointment of Teller Committee
 - Nominating Committee Update
 - Roll Call/Proxy and Floor Votes
 - Certification of Quorum
 - Election of Board of Directors
- **Social Events**
- **Update on Past Capital Projects**
- **Next Capital Improvement Project**
- **New Business**
- **Adjourn**



Meeting Minutes February 28th, 2022



Wyngate Homeowners Association Meeting February 28, 2022

Call to Order at 6:06pm

Board Members In Attendance: Kevin, Brooke, Thelma, John

Neighborhood owners present in person and via zoom (Documented by Brooke)

Approval of Minutes from February 2021 Zoom Meeting

Motioned by: Brooke

Seconded by: John

Approved: 2/28/22

Welcome of Pastor

- Pastor Loveless gave a warm welcome to everyone. Expressed that we are all welcome at his church and provided a history of the church, We can use their facilities for events/birthday parties, Welcomed all to stop in any time.

Officer's Report

- President
 - Welcome and history of our neighborhood
 - Review of typical events held by HOA
 - Encouraged residents to check the HOA website— Lots of updates on website
 - Review of past HOA projects (street lights, brick mailboxes)
 - Introduced HOA Board Members
- Vice President
 - Trevor not present/ has moved from neighborhood
- Treasurer
 - \$40,691.13 total bank account
 - Review of aging report, up to date accounts and accounts with liens released
 - Ended the season well with KUB, landscaping, office expenditures, Provided number of lots/accounts current
 - Discussed expected costs for events (including officer predator at Halloween and Yard Sales)
- Secretary
 - Keeping website up to date. Also encouraged others to check website.
 - All events will be posted Website
 - Neighborhood issues/needs documented on website
 - Reviewed front sign repair and improved lighting at the entrance.

2022 Election

- Board members discussed roles of being on HOA Board. Expressed that having 3-4 new members would be very helpful
- Questions/Answers
 - Board answered questions from neighbors in attendance.
- Floor nominations

- Jeff Dean and Lori Dishman
- Nomination Motioned by Thelma
- Nomination Seconded by Meghan
- Approved by all

New members congratulated

Updates on Past Projects

- Storage of decorations and signs with potential pavilion. Currently being stored by Kevin (president)
- Lending library was a great success. Note: This was a neighbor run initiative and not an HOA initiative .
- Pole Flags
 - Dean is working on it.
- Hit and run at entrance and damage to front sign
- Reviewed long process of accessing repairs. Also updated lighting at the entrance of the neighborhood.

Old Business

- Update on Capitol Improvement Project
- Subcommittee gathered and John provided a summary of their discussion. The outcome was inconclusive because parameters around costs and contractor were unknown.
- Reviewed location of common area

New Business

- Questions/Comments from neighbors
- Comment about updating Christmas Decorations
- Concerns brought up over speeding again.
 - Speed bumps were suggested again. Kevin indicated that he would revisit this topic with a contact in the neighborhood.
- Neighbor reminded others to look at bylaws and make sure that violations are mentioned to the HOA board.
- Other new business
- Washington Pike Project
 - In progress with the city. Kevin provided details about the expansion. Twisters will not have to move after all!! Project is projected to take 3-4 years to complete.
- Out of School Party!
 - HOA will order bounce house and provided some snacks and drinks for the children. Further details will be provided on the website
- Spring Yard Sale date will be determined soon and posted on the website
- Fall Yard Sale will be on the football by-week— Date will be posted on the website

Adjourn

Motioned by: Dwane

Seconded by: Brooke

Meeting adjourned at 7:07pm



OFFICER REPORTS

- President
- Treasurer
- Secretary



OFFICER REPORTS

•President

- Welcome to the new Owners and Neighbors
- Appreciation for
 - Board Members
 - Dues Payment Being Received
 - Abiding by the Covenants
 - Neighbors Volunteering to Help
 - Food Truck Events
 - Ground's Committee
 - Opportunity to Serve the Neighborhood
 - Getting to know our neighbors

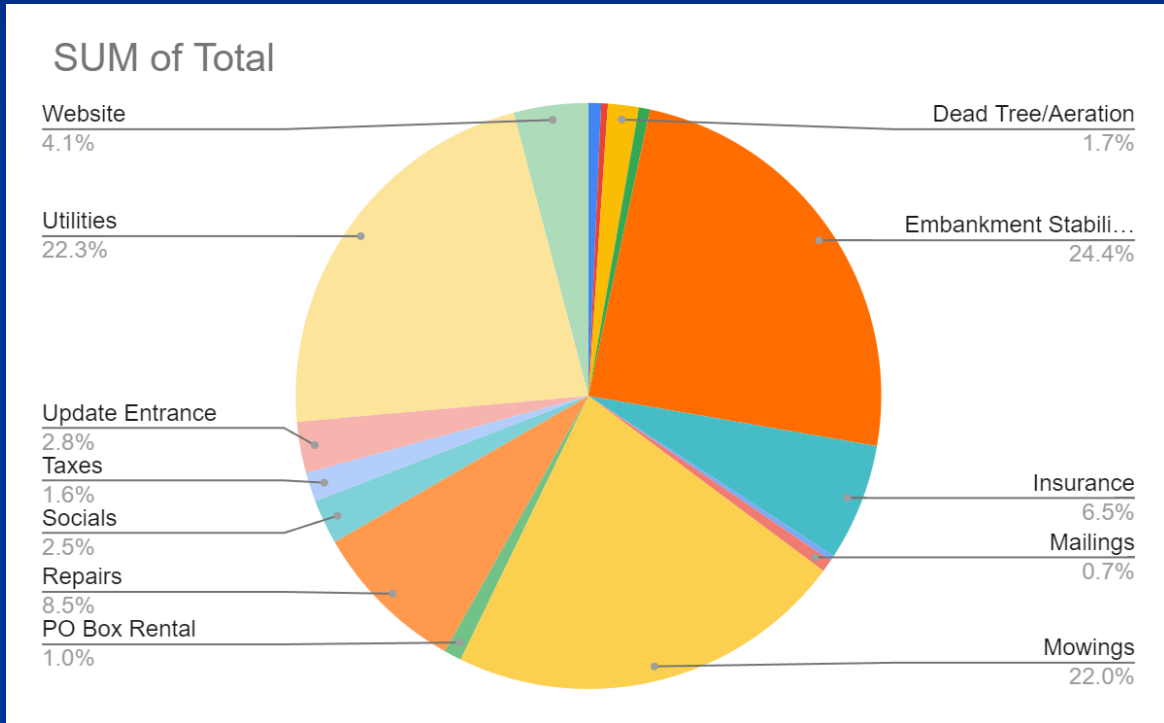


OFFICER REPORTS

•Treasurer

2022 Expenses

Category	SUM of Total
Bank Charges	\$ 141.44
Community Event-Supplies	\$ 504.53
Insurance	\$ 1,327.00
Landscape/Lawn Care	\$ 10,521.66
Lien Fees	\$ 61.00
Local Property Tax	\$ 310.00
Office Supplies	\$ 93.71
Overpayment Refund	\$ 125.00
Post Office Box	\$ 198.00
Postage/Printing	\$ 45.72
Repair & Maintenance	\$ 1,750.00
Taxes & Licenses	\$ 20.46
Utilities	\$ 4,339.00
Website Subscription	\$ 845.51
Winterize/BackFlow Test	\$ 235.00
Grand Total	\$ 20,518.03



2022

Beginning Balance \$40,691.13
Ending Balance \$38,480.10



OFFICER REPORTS

•Treasurer

	2023 Proposed
Income	
Annual Assessments <i>INVOICED</i> (148 lots)	\$18,500.00
Late Fees <i>Invoiced</i> (1% monthly starting May)	
Annual Assessments and Late fees PAID	\$15,300.00
Transfer Fee	\$700.00
Returned Check Fee	
TOTAL INCOME	\$16,000.00
Expenses	
Bank Charges	\$0.00
Community Events	
Community Event-Supplies	\$500.00
Community Events-Security	\$0.00
Total Community Events	\$500.00
Insurance	\$1,450.00
Office Expenses	
Office Supplies	\$100.00
PO Box	\$200.00
Postage/Printing	\$160.00
Website Subscriptions	\$850.00
Total Office Expenses	\$1,310.00
Repair & Maintenance	
Landscape/Lawn Care	\$4,500.00
Total Repair & Maintenance	\$4,570.00
Taxes & Licenses	\$470.00
Utilities	\$4,500.00
Capitol Improvements	\$2,000.00
TOTAL EXPENSES	\$14,800.00
Net Income/Buffer	\$1,200.00





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



2023 Election

- Floor Vote vs. Secret Ballot
- Tellers Committee (different version)
- Duties of Executive Board Member
- Floor Nominations
- Introduction of Candidates
- Voting – Ballot
 - Yay/Nay Comment Section
- Talley



SOCIAL EVENTS

- Spring Yard Sale - May 13th
- Out of School Party
- Food Trucks, if scheduled
- July 4th Parade and Ice-cream
- End of Summer Party, Aug
- Fall Yard Sale – Oct 7th
- Trick or Treat, Tues.



UPDATE ON PAST PROJECTS

- Lending Library (completed)
- Pole Flags (not started)
- Hit-n-run Damage (repaired)
- LED front pole conversion (completed)
- Slope Stabilization (completed)



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

COMMON
AREA



Members:
Kevin Cole
John Halter
Brent Boutwell
others



NEW BUSINESS

- Travel at safe speed inside neighborhood
- Washington Pike widening project
- High Grass Lot 4405 Aylesbury Dr
- Vacant Lots Liens
- HOA Dues Yard Sign in January
- Email Addresses from PayPal for invoicing
- Board Communication Methods
 - Not Facebook
 - Info@wyngate-hoa.com



ADJOURN

- Reminder watch Facebook and Street Signs of Upcoming Events
- Dues Payment by **May 29th** via check or PayPal
- Provide any comments via the info@wyngate-hoa.com
- Remember Summer Events