

**WYNGATE**



Homeowners Association



**2024**  
**HOMEOWNERS**  
**ASSOCIATION**  
**NEIGHBORHOOD**  
**ANNUAL MEETING**

**6:00 PM – 7:30 PM**

**February 29<sup>th</sup>, 2024**



## MEETING AGENDA

- Approve past meeting minutes
- Officers' Report
- Financial Review
- 2024 Election
- Social Events
  - Spring Yard Sale April 27<sup>th</sup>, 2024
  - Call for Social Committee Volunteers
- Updates on Capital Improvement Projects
- New Business
- Adjourn



# Meeting Minutes May 2<sup>nd</sup>, 2023

Wyngate Homeowners Association Meeting – May 2<sup>nd</sup>, 2023  
Location – Arlington Baptist Church

### Call to Order – 6:10

Motion By: Brook Kraus  
Seconded Alex Sewell

Board Members in Attendance – Kevin, Lori, John

### Officer Report

- President – Kevin Cole
  - Welcome and history of our HOA
  - Review meeting schedule
    - Notes – Future annual meetings shoot for January/February
      - Potential Dues sign placed around similar time

### Treasurer Report – 6:12

- Total – 20,158.03
  - Large Costs – Landscaping (Slope stability front sign area) – 10k
    - Utilities – 4k – HOA is responsible for utilities and irrigation\*\*

### Approval of Budget – 6:19

Motion by: Scott Bennett  
Seconded by: Bonnie Cusmano

### 2023 Election

- 3 year commitment/responsive with email
  - Floor Vote
  - Scott Brian/Kieth McCallister – Approved
  - Nick Dilts & Scott Bennet both volunteered for board at meeting – Approved
- Motion by: Randy Brown
- Seconded by: Duane

### Updates on Social Events

- Community Yard Sale – May 13<sup>th</sup> (New t posts for sign)
- Food truck discussion – Keith McCallister
- Possible progressive potluck in the future

### Old Business – 6:30

- Updates on Capitol Improvement projects
  - Discussion of walking trail on our 5 acres of common area.
    - Shelter – needs further community discussion about possibility.
- Washington Pike Road widening

### Past Projects – 6:39

- Lending Lib, Pole flags, Hit & Run sign incident, Slope stabilization discussion.

### New Business – 6:45

- Possible signs passed the Aylesbury/Matalin intersection for Yard sale or other community events about parking
- Speed Humps brought up – Speed limit changes – Slow down signs – other suggestions
- High grass discussion about vacant lot and neighbors coming together to mow the grass.
- Pole light change discussion about procedure
  - Call KUB
- Rental home discussion – Please reach out to the HOA email to discuss
- Dogs poop and neighbors not cleaning up.
  - Please be respectful of other people's property

### Adjourn – 7:30

Motion by: Brooke

Seconded by: John



## 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
- Opportunity to Serve the Neighborhood
  - Social Committee
  - Capital Projects Committee
  - Nominating Committee
  - Board Membership
- Getting to know our neighbors



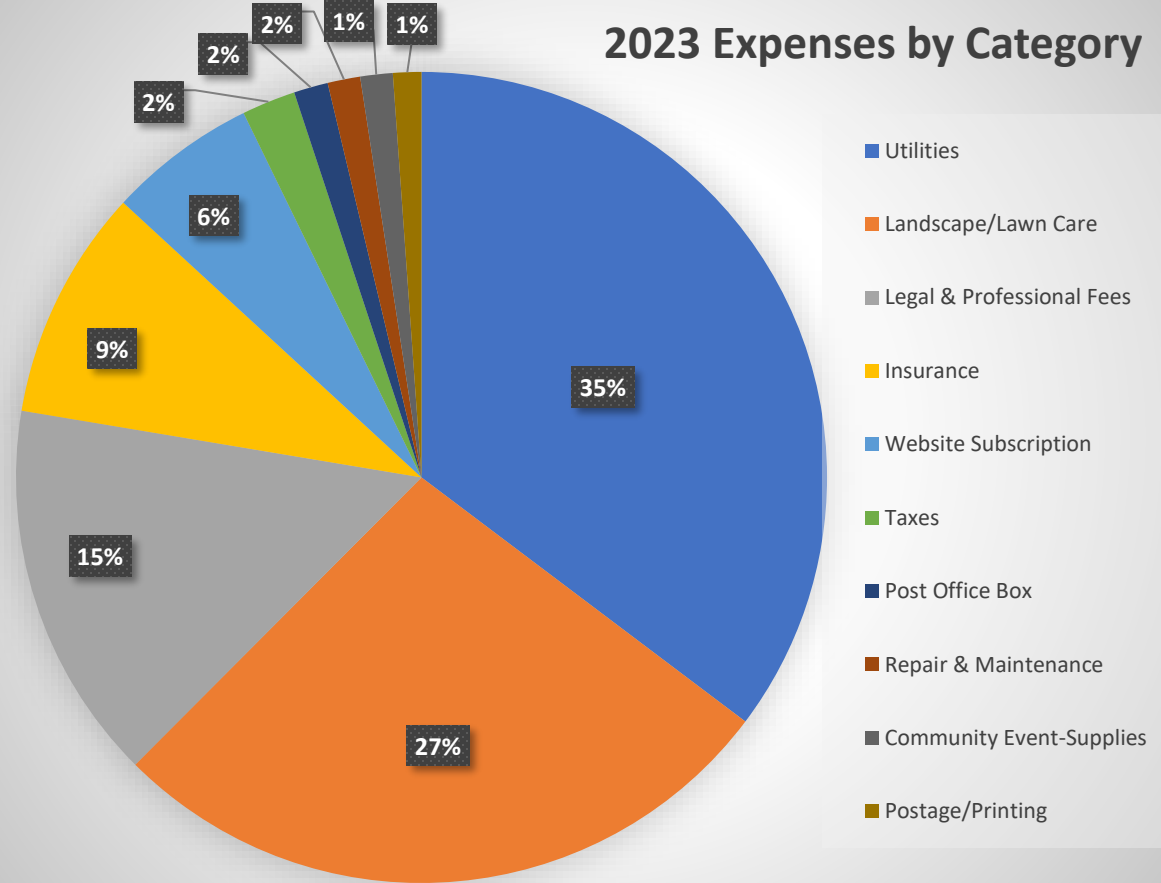
# OFFICER REPORTS

## •Treasurer

### 2023 Expenses

Category	Dollars
Utilities	\$5431.00
Landscape/Lawn Care	\$4186.50
Legal & Professional Fees	\$2333.50
Insurance	\$1419.00
Website Subscription	\$911.26
Taxes	\$330.46
Post Office Box	\$210.00
Repair & Maintenance	\$200.00
Community Event-Supplies	\$198.72
Postage/Printing	\$173.92
<b>Grand Total</b>	<b>\$15394.36</b>

### 2023 Expenses by Category



2023 Starting Balance: \$38,480.10

2023 Ending Balance: \$49,272.97



### 2024 Proposed

Income		Expenses	
Annual Assessments INVOICED (148 lots)	\$18,500.00	Bank Charges	\$0.00
Late Fees Invoiced (1% monthly starting May)		Community Events	
Annual Assessments and Late fees PAID		Community Event-Supplies	\$500.00
Transfer Fee		Community Events-Security	\$0.00
Returned Check Fee		Total Community Events	\$500.00
<b>TOTAL INCOME</b>	<b>\$16,000.00</b>	Insurance	\$1,450.00
		Legal & Professional Fees	
		Accountant Fees	\$0.00
<b>NET INCOME/BUFFER</b>	<b>\$295.00</b>	Attorney Fees	\$0.00
		Lien Fees	\$0.00
		Total Legal & Professional Fees	\$0.00
		Office Expenses	
		Office Supplies	\$100.00
		PO Box	\$225.00
		Postage/Printing	\$160.00
		Website Subscriptions	\$900.00
		Total Office Expenses	\$1,385.00
		Repair & Maintenance	
		Landscape/Lawn Care	\$4,500.00
		Replacement Signage	\$400.00
		Total Repair & Maintenance	\$4,900.00
		Taxes & Licenses	\$470.00
		Utilities	\$5,000.00
		Capitol Improvements	\$2,000.00
		<b>TOTAL EXPENSES</b>	<b>\$15,705.00</b>



## OFFICER REPORTS

- Secretary

<https://wyngate-hoa.com>





## 2024 Election

- Floor Vote vs. Secret Ballot
- Tellers Committee
- Duties of Executive Board Member
- Floor Nominations
- Introduction of Candidates
- Voting – Ballot
- Talley



## SOCIAL EVENTS

- Spring Yard Sale - April 27<sup>th</sup>
- Easter Egg Hunt – March ??
- Out of School Party - TDB
- Food Trucks, if scheduled
- July 4<sup>th</sup> Parade and Ice-cream
- End of Summer Party, Aug
- Fall Yard Sale – Sept. 28<sup>th</sup>
- Trick or Treat, Thurs. Oct. 31<sup>st</sup>
- Do you have ideas?
  - Social committee is looking for volunteers



## UPDATE ON PAST PROJECTS

- Pole Flags (not started)
- Common Area Improvement
- Continued reporting streetlights to KUB for repair
  - <https://www.kub.org/outage/report/streetlight>



## CAPITAL PROJECTS COMMITTEE REPORTS

### • Planning

- 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:

Reach out to volunteer!





## NEW BUSINESS

- Travel at safe speed inside neighborhood
- Washington Pike Widening
  - Projected Bid Date – Winter 2025
- Email Addresses from PayPal for invoicing
  - Sign up for electronic billing and/or news on <https://wyngate-hoa.com>
- Board Communication Methods
  - Facebook group is not affiliate with the HOA and should not be used for official communication
  - Official requests should be sent to [Info@wyngate-hoa.com](mailto:Info@wyngate-hoa.com)
- Want to help out?!
  - Multiple opportunities exist to volunteer to help the neighborhood



## ADJOURN

- Dues Payment by **May 9<sup>th</sup>**, via check or PayPal
- Provide any comments via the [info@wyngate-hoa.com](mailto:info@wyngate-hoa.com)
- Remember Summer Events
  - Out of School Bash
  - July 4<sup>th</sup> Parade
  - Hopefully more TBA
- Watch email, street signs, and Facebook for upcoming events
- Please reach out if you are interested in volunteering for a committee or have other ideas to improve the neighborhood!