

Williamsburg Green Property Owner's Association

Board of Directors Meeting Minutes – August 13, 2025

Board Members Present: Larry Ollice, Jill Kostock, Pat Gieske, Henry David, and Kristian Hively (via phone)

Board Members Absent: Jason Platt and Wendy Platt

The WGPOA Board Meeting was held at Larry Ollice's House starting at 6:00PM. A motion was made by Kris to accept the May minutes, seconded by Henry and unanimously approved.

Treasurer Henry David discussed the account balances presented in the board packet. Henry did not close the Reserve Fund (savings account) and move the money to a CD but decided to keep the money liquid in the event of having to move the monies into the checking account to pay for expenses through year end. The only expenses we have had since the last meeting were the cart path lights and landscaping. Part of the landscaping was Wiedmeyer cleaning up the outside of the split-rail fence (west side) and had been three years since it was last done. To date, we have not spent money on a speed sign which is \$3500 in the budget. A motion was made by Pat to approve the Treasurer's Report, seconded by Jill and approved unanimously.

Account Balances - As of 8/3/2025

Account	8/3/2025 Balance
Bank Accounts	
WGPOA CD_Exp_Oct_25	8,729.58
WGPOA Reserve Fund	4,025.34
WGPOA_CD2_Exp-Jan26	10,838.66
WGPOA_Checking	12,734.67
TOTAL Bank Accounts	36,328.25
OVERALL TOTAL	36,328.25

Treasurer Henry David indicated that the audit was completed by his next-door neighbor Stewart Shaffling. There were no issues or discrepancies in the budget. The board would like to get an e-mail from Stewart indicating so. [Henry is to reach out to Stewart.](#)

Current Budget - Current Year
1/1/2025 through 12/31/2025 Using WGPOA_2025

Category	Actual	2025 Budget	Difference
INCOME	19,368.15	19,620.00	-251.85
Association Dues @\$350 per household	18,900.00	18,900.00	0.00
Interest_Income	468.15	720.00	-251.85
EXPENSES	12,157.55	28,583.00	16,425.45
Advertising (Business)	65.88	250.00	184.12
Web Hosting	65.88	250.00	184.12
Banking Fees	0.00	0.00	0.00
Everything Else	0.00	250.00	250.00
Grounds and Landscaping	9,945.97	24,500.00	14,554.03
Beautification	0.00	2,000.00	2,000.00
Cart Path	57.77	1,000.00	942.23
General	4,005.00	14,000.00	9,995.00
Speed Sign	0.00	3,500.00	3,500.00
Split Rail Fence	1,100.00	1,000.00	-100.00
Street Lights	4,783.20	3,000.00	-1,783.20
Insurance (Business)	1,256.00	1,500.00	244.00
Everything Else	0.00	26,000.00	26,000.00
Meals & Entertainment (Business)	777.04	1,300.00	522.96
Annual Meeting	777.04	1,000.00	222.96
Directors Meetings	0.00	300.00	300.00
Postage and Delivery (Business)	70.60	220.00	149.40
Printing and Reproduction (Business)	27.06	100.00	72.94
Prof and Legal Fees	0.00	500.00	500.00
Supplies (Business)	0.00	200.00	200.00
Everything Else	0.00	2,320.00	2,320.00
Taxes (Business)	15.00	13.00	-2.00
Licenses (Business)	15.00	13.00	-2.00
Everything Else	0.00	0.00	0.00
Net Difference:	7,210.60	-8,963.00	16,173.60

- OLD BUSINESS**

- Larry indicated that he had talked to the attorney about the WGPOA By-Laws and he is waiting for Kane County to approve the By-Laws. Once the By-Laws are approved, we will post them on the website. **Larry to follow-up with the lawyer before the next Board Meeting.**
- Larry ordered an identical speed sign to the current speed sign at a cost just over \$3400. The Board were all in agreement that it should be for the outbound traffic located somewhere at the top of the hill possibly at the curve. **Board Members need to look at where they think the speed sign should be placed and reported back to the Board.**
- Larry discussed the insurance claim relating to the accident that caused damage to the fence. Larry found out that the homeowner of the property where the tire crashed through the split-rail fence filed a claim and received \$1200. The cost to fix the split-rail fence was \$800. Larry talked to the homeowner about getting the \$800 the Association paid to have the fence fixed but because of personal problems, was unable to pay the \$800 at the time. Larry will draft a letter demanding payment within 10-days of the letter with consequences of non-payment being legal action. Larry already had a draft letter that needed a few corrections. **Larry to update letter, sign it, and deliver it to the homeowner.**

- The Board discussed the issue of the Pingree Grove Fire Department about getting older fire signs replaced per a homeowner's request. Larry said that he called the Pingree Grove Fire Department without a call back. Jill did the same with the same result. Kris said that his sign was changed approximately a month ago. **The Board will discuss again at the next meeting.**
- The Board talked about the cart paths. The lights on the cart paths were changed out by Henry. Jason was talking about procuring golf cart only signs. **Larry said he would follow up with Jason.**
- The Board talked about putting bushes on the outside of the fence (Weld Road side) but were concerned about the spacing with a total cost being between \$5K-\$6K. It was decided to table this until the next Board meeting. We also talked about getting some of the landscaping cleaned-up in the entryway. This item was tabled again until the Board can get better direction from Jason on the what the City might be able to do. **The Board will discuss again at the next meeting.**
- The Board discussed Henry's request of having something done to the center of the cul-de-sac island by Henry's house because it is all dirt. Henry contacted Wiedmeyer about having work done. Wiedmeyer indicated that it would cost approximately \$1500 to cut down a couple of the trees along with trimming the Crabapple trees. It would cost approximately \$1600 for groundcover. Larry discussed contacting the Elgin Township to see what they would do to help. **Henry to contact Elgin Township about looking at what they could do as far as cutting trees or trimming the trees.**
- **NEW BUSINESS**
- The Board discussed issues with some of the other cul-de-sacs. There are some trees overhanging the cart path leading to the Country Club. We should contact the new homeowners on Maryhill once they close on the house. Henry also brought up the "widow maker" in the Johnstown cul-de-sac. **Henry to contact Elgin Township about looking at what they could do as far as cutting trees.**
- The Board discussed the possibility of having the City cutting the property along the split-rail fence by Weld Road. The Board's major concern of having the City cutting this property was it might not look as good as the work Wiedmeyer has been doing. Currently, Wiedmeyer cuts the gully when it gets wet instead of mowing it with a riding lawn mower. The Board decided to have Wiedmeyer continue to mow this area as they have been doing.
- The Board discussed sending out a notice about trying to recruit new Board Members. **Pat to get the e-mail list from Henry to send out the notice.**
- We talked about having the fourth quarter Board meeting on November 12th at the Elgin Country Club. **Jill is to see if that date is available.**

Motion to adjourn at 7:00 pm made Larry, seconded by Henry and unanimously approved

Submitted by Pat Gieske, Secretary