



Williamsburg Green Property Owner's Association

Annual Meeting Minutes – January 19, 2025

Board Members Present: Larry Ollice, Jill Kostock, Pat Gieske, and Henry David

Board Members Absent: Kristen Hively, Jason Platt, and Wendy Platt

Members Present: The Davids, Lysiens, Gieskes, Evansons, Rosses, Berkeleys, McCartneys, Rodenbostels, Alan Polse, Mike ion. Smerek, Jill Kostock, and Larry Ollice.

The Annual WGPOA Meeting was held at the Elgin Country Club starting at 10:00AM with brunch being served after the meeting. An agenda was distributed including the budget, new business, and a ballot for WGPOA Board Members.

Treasurer Henry David discussed the June - Dec 2024 budget which was based on By-Law changes accepted at the previous annual meeting. He indicated the \$28,000 budget included an intent to not collect annual dues and use reserves to cover the expenses. Investments are Certificates of Deposit with staggered maturities and paying approximately \$600 in interest. Reserves, reduced by \$10,793 because we didn't collect dues, and the account balance is at \$29,075.

Expenses were under budget overall with discussion including landscaping spending only \$1,700 for beautification in some of the cul-de-sacs. Although budgeted for \$3,500 there was no street sign expenditures. A significant savings in split rail fence expenses thanks to Jason Platt's contact, and a \$1,300 repair to the fence caused by an accident. Savings on street lights by Ray's Electric replacing only the internal portion, not the entire light as budgeted.

Current Budget

6/1/2024 through 12/31/2024 Using WGPOA_Second_Half_2024

Category	6/1/2024 Actual	- Budget	12/31/2024 Difference
INCOME	529.47	490.00	39.47
Association Dues (Business)	0.00	0.00	0.00
Interest_Income	529.47	490.00	39.47
EXPENSES	11,322.87	28,300.00	16,977.13
Advertising (Business)	666.04	250.00	-416.04
Web Hosting	241.04	250.00	8.96
Banking Fees	0.00	0.00	0.00
Grounds and Landscaping	9,780.00	26,000.00	16,220.00
Beautification	1,700.00	3,000.00	1,300.00
General	6,105.00	11,000.00	4,895.00
Speed Sign	0.00	3,500.00	3,500.00
Split Rail Fence	1,300.00	5,000.00	3,700.00
Street Lights	675.00	3,500.00	2,825.00
Meals & Entertainment (Business)	490.85	1,200.00	709.15
Annual Meeting	490.85	1,000.00	509.15
Directors Meetings	0.00	200.00	200.00
Postage and Delivery (Business)	210.80	50.00	-160.80
Printing and Reproduction (Business)	43.30	100.00	56.70
Prof and Legal Fees	0.00	500.00	500.00
Supplies (Business)	131.88	200.00	68.12
Taxes (Business)	0.00	0.00	0.00
Licenses (Business)	0.00	0.00	0.00
Net Difference:	-10,793.40	-27,810.00	17,016.60

Account Balances - As of 12/20/2024

Account	12/20/2024 Balance
Bank Accounts	
WGPOA CD_Exp_Apr_25	8,520.71
WGPOA Reserve Fund	4,023.83
WGPOA_CD2_Exp-Jan25	10,538.80
WGPOA_Checking	5,992.22
TOTAL Bank Accounts	29,075.56
OVERALL TOTAL	29,075.56

Regarding the 2025 budget, Henry discussed income and expenses. The Board recommended annual dues of \$350 totaling \$18,900 and \$720 in interest income. Expenses were delineated totaling \$28,583 with the majority for landscaping and mowing of the common areas. There are also budget items for the sealcoating of the cart paths, a new speed sign, repairs for the split rail fence, and updating the street lights. There are numerous other categories of expenses including the WGPOA insurance, costs for the Annual Meeting, legal fees, and a few other miscellaneous expenses. The 2025 budget shows a loss of the reserves of \$8,963 which would leave the Association with approximately \$20,000 in the WGPOA reserves for 2026.

Current Budget - 2025			
1/1/2025 through 12/31/2025 Using WGPOA_2025			
Category	1/1/2025 Actual	- Budget	12/31/2025 Difference
INCOME	0.00	19,620.00	-19,620.00
Association Dues (Business)	0.00	18,900.00	-18,900.00
Interest Income	0.00	720.00	-720.00
EXPENSES	0.00	28,583.00	28,583.00
Advertising (Business)	0.00	250.00	250.00
Web Hosting	0.00	250.00	250.00
Banking Fees	0.00	0.00	0.00
Grounds and Landscaping	0.00	24,500.00	24,500.00
Beautification	0.00	2,000.00	2,000.00
Cart Path	0.00	1,000.00	1,000.00
General	0.00	14,000.00	14,000.00
Speed Sign	0.00	3,500.00	3,500.00
Split Rail Fence	0.00	1,000.00	1,000.00
Street Lights	0.00	3,000.00	3,000.00
Insurance (Business)	0.00	1,500.00	1,500.00
Meals & Entertainment (Business)	0.00	1,300.00	1,300.00
Annual Meeting	0.00	1,000.00	1,000.00
Directors Meetings	0.00	300.00	300.00
Postage and Delivery (Business)	0.00	220.00	220.00
Printing and Reproduction (Business)	0.00	100.00	100.00
Prof and Legal Fees	0.00	500.00	500.00
Supplies (Business)	0.00	200.00	200.00
Taxes (Business)	0.00	13.00	13.00
Licenses (Business)	0.00	13.00	13.00
Net Difference:	0.00	-8,963.00	8,963.00

President Larry Ollice asked for a motion to approve the budget. Motion made to accept the 2025 WGPOA budget made by Pat Lysien, and seconded by Diane Rodenbostel. Larry asked if there was any discussion and a homeowner questioned why the budget had nearly a \$9,000 deficit. Larry said the Board was following the Byaws approved at the previous Annual Meeting which specified the Association's reserves should not exceed 100% of the budget. To do so, the Board decided to spend down the reserves to keep the Association within the guidelines. A recommendation included raising dues to cover the deficit for a balanced budget

but received no support. The motion was approved with 10 households in favor and 2 households opposed.

The ballot for WGPOA Board of Directors was presented with corrections to spelling of names. The number of Board members can be as few as 5 and as many as 10.

President Ollice shared the website will have the Bylaws posted once received back from the attorney. It was recommended to include the minutes from Annual Meetings, as well, and be shared at future Annual Meetings.

Ballots were counted with these results:

WGPOA Board Member	Serving Since	YES	NO
Larry Olice	2022	12	0
Pat Gieske	2018	11	1
Henry David	2020	12	0
Jill Kostock	2019	12	0
Kristen Hively	2019	8	4
Jason Platt	2023	11	2
Wendy Platt	2023	11	2

New business included concern over today's attendance with agreement that turnout is consistently a challenge. Suggestions included considering utilizing technology and not meeting on a Sunday morning. Also a suggestion was given to access online banking for potentially higher CD interest rates.

Following homeowner introductions, a question was raised why there was not a yield sign at Johnstown and Williamsburg because they have had a couple of close calls of being hit. Several people stated that there was a yield sign put up at that location and the homeowner took the sign down.

A question about crime led to a suggestion to research a FLOCK license plate reader and President Ollice said he would look into this technology.

Another member wanted to know how they could get their fire sign replaced. The homeowner was told they would need to contact the Pingree Grove Fire Department who would replace it.

With no further questions, Larry asked for a motion to adjourn. Debbie Henry made a motion to adjourn, Jill Kostock seconded and the motion passed unanimously. Meeting was adjourned at 11:00.

Submitted by Pat Gieske, Secretary