

Williamsburg Green Property Owner's Association

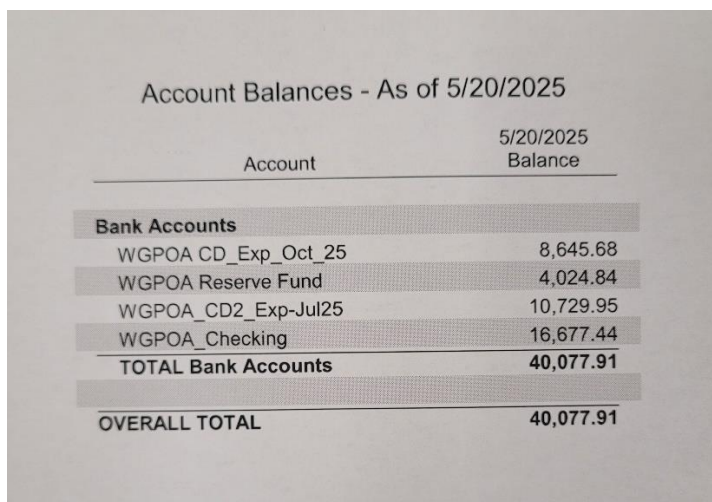
Board of Directors Meeting Minutes – May 21, 2025

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

Board Members Absent: Kristian Hively

The WGPOA Board Meeting was held at the Gail Borden Library starting at 6:05PM. A motion was made by Henry to accept the January minutes, seconded by Larry and unanimously approved.

Treasurer Henry David discussed the account balances presented in the board packet. Henry is recommending that we close the Reserve Fund (savings account) and move the money to a CD. A motion was made by Larry to accept closing the Reserve Fund and move the money as discussed, seconded by Pat and unanimously approved. **Henry will have to coordinate the closing of the Reserve Fund.**



Account	5/20/2025 Balance
Bank Accounts	
WGPOA CD_Exp_Oct_25	8,645.68
WGPOA Reserve Fund	4,024.84
WGPOA_CD2_Exp-Jul25	10,729.95
WGPOA_Checking	16,677.44
TOTAL Bank Accounts	40,077.91
OVERALL TOTAL	40,077.91

Treasurer Henry David discussed items in the budget. Henry changed some of category descriptions in the budget

All homeowners have paid their WGPOA 2025 dues after the second round of notifications. Most of the expenses are associated with the grounds maintenance which include mowing and fertilization. The street light conversion to LED was \$1700 more than expected because all the electronics in the lights were not the same which took more time and material to upgrade. All of the board members were happy with the light conversion making the lights much brighter than the halogen lights. The insurance rates did not go up last year. To date, no money had been spent on a new speed sign. Larry asked about if an audit had been completed. Henry indicated that this still had not been done. **Henry to contact Stewart Shaffling to do the audit.**

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

Category	Actual	2025 Budget	Difference
INCOME	19,175.04	19,620.00	-444.96
Association Dues @\$350 per household	18,900.00	18,900.00	0.00
Interest_Income	275.04	720.00	-444.96
EXPENSES	8,214.78	28,583.00	20,368.22
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	6,003.20	24,500.00	18,496.80
Beautification	0.00	2,000.00	2,000.00
Cart Path	0.00	1,000.00	1,000.00
General	1,220.00	14,000.00	12,780.00
Speed Sign	0.00	3,500.00	3,500.00
Split Rail Fence	0.00	1,000.00	1,000.00
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:	10,960.26	-8,963.00	19,923.26

- **OLD BUSINESS**

- Larry indicated that there has been no update on finalizing the WGPOA By-Laws. **Larry to follow-up with the lawyer on getting the By-Laws finalized.**
- There has been no progress on getting an additional speed sign. **Larry is going to order the same speed sign that we currently have and will work with the township to get it put up.**
- Larry discussed the insurance claim relating to the accident that caused damage to the fence. Larry does have a copy of the accident report. **Larry needs to get pictures so he can send a claim to the insurance company for \$800 damage to the fence.**
- Larry talked to the Pingree Grove Fire Department about getting older fire signs replaced per a homeowner's request. Larry said that the Pingree Grove Fire Department is already working on this.
- The Board talked about the cart paths. The lights on the cart paths are old and need to be replaced. **Henry volunteered to get new solar lights and replace the current lights.** We

also talked about getting golf cart only signs. Jason went on line and found reflective golf cart only signs made of aluminum. We agreed that we would need 6 signs and the board gave Jason the approval to purchase the signs.

- 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.
- Larry started a discussion about when we should have the next annual meeting. The group discussed the issues of having low numbers at the WGPOA Annual Meeting. We decided that having the meeting on Sunday at 10AM was too early for Sunday. If we were to have the next annual meeting on Sunday, the meeting should start at noon. We finally decide to look at having the WGPOA Annual Meeting at the Elgin Country Club on either Saturday January 10th or 17th. **Jill is to see if either of those dates are available.**
- The Board decided to have the third quarter meeting on Wednesday August 6th at the Elgin Country Club. **Jill is to see if that date is available.** We also 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.**
- **NEW BUSINESS**
- Henry would like to have something done to the center of the cul-de-sac island because it is all dirt. The Board discussed either having mulch put down or using some sort of shady ground cover. The Board agreed to allow **Henry to contact our landscaper about addressing this area with a \$1K limit before having to get quotes** and presenting to the Board.

The next Board meeting will be on August 6th.

Motion to adjourn at 6:50 pm made Larry, seconded by Henry and unanimously approved

Submitted by Pat Gieske, Secretary