



Williamsburg Green Property Owner's Association

Annual Meeting Minutes – January 11, 2026

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

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

WGPOA Members Present: The Lysiens, Barkers, Gieskes, Hanflings, Berkeleys, Gonzalezes, Campbells, Alan Polse, Bob Evanson, Ken Krebs, Mike Smerek, Henry David, and Larry Ollice.

The Annual WGPOA Meeting was held at the Elgin Country Club starting at 10:30AM with brunch being served before the meeting. An agenda was distributed including the current budget, the account balances, the proposed 2026 budget.

The WGPOA Annual Meeting was moved to the Club Room. All of the attending families introduced themselves and where they lived.

The 2025 Annual Meeting minutes we briefly discussed with a motion by Stuart Hanfling to approve the minutes with Pat Lysien seconding. The minutes passed unanimously.

Pat Gieske provided the following year in review.

Williamsburg Green POA – Year-in-Review Highlights

Strong Financial Management

- All homeowner dues were successfully collected for 2025 after follow-up outreach.
- Board carefully managed cash flow, keeping funds liquid when needed and later approving the move of reserve funds into a CD for better returns.
- Insurance costs remained stable with no rate increases.
- Annual audits were completed or actively pursued, with no discrepancies identified.
- Budget categories were refined for greater clarity and transparency.

Infrastructure & Safety Improvements

- **Street light conversion to LED** was completed, significantly improving brightness and neighborhood safety.
 - Although over budget due to inconsistent internal components, the Board agreed the outcome was a success.
- **Speed control efforts** advanced:
 - Additional speed sign approved and ordered.
 - Coordination underway with the township for placement.
- **Cart path improvements:**
 - Old lights replaced or scheduled for replacement with solar lighting.
 - Golf-cart-only signage approved and installed/planned.
- Fire district signage replacement pursued and coordinated with Pingree Grove Fire Department.

Property & Grounds Enhancements

- Regular mowing and fertilization maintained neighborhood appearance.
- Landscaping cleanup along fencing completed after multiple years.
- Multiple landscaping initiatives evaluated thoughtfully:
 - Entryway improvements
 - Weld Road fence line
 - Cul-de-sac island enhancements
- Projects were responsibly phased, cost-reviewed, or tabled pending better information or township support.

Governance & Legal Progress

- Continued work toward finalizing **WGPOA By-Laws**, including coordination with legal counsel, title search companies, and county/state requirements.
- Registered Agent requirement for Illinois Not-For-Profit compliance was addressed and approved.
- Website enhancements provided homeowners with useful information and township updates.

Issue Resolution & Risk Management

- Fence damage from a vehicle accident was actively pursued through insurance and homeowner reimbursement.
- Tree safety concerns (“widow makers” and overhanging branches) identified and addressed through township coordination.
- Careful review and approval of homeowner improvement requests (e.g., pool house proposal), ensuring covenant compliance and long-term protection of the Association through enforceable stipulations.

Board Engagement & Planning

- Board emphasized attendance, accountability, and follow-through.
 - Proactive planning for:
 - Annual Meetings (adjusting timing/location to improve attendance)
 - Quarterly Board meetings at accessible venues
 - Recruitment of new Board members initiated to ensure leadership continuity.
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Overall Outcome

The Board demonstrated:

- **Fiscal responsibility**
- **Improved safety and infrastructure**
- **Thoughtful stewardship of Association assets**
- **Strong governance and compliance**
- **Commitment to transparency and homeowner value**

This reflects a **productive, well-managed, and successful year** for the Williamsburg Green Property Owner's Association.

Henry went over the current 2025 budget going over the details indicating the overages for some expenses and not spending monies on other things. We were able to control the association's expenses. Henry went over the account balances discussing why we put monies into CDs. Henry then went through the 2026 budget. Henry discussed the By-Law change from last year that the Association should only having a surplus equal to the budget. Based on the By-Laws, the Association will need to spend down approximately \$10K from the surplus. This will take the 2026 dues down to \$200 from the \$350 charged in 2025.

Account Balances - As of 1/4/2026

Account	1/4/2026 Balance
Bank Accounts	
WGPOA CD_Exp_Apr_26	11,892.89
WGPOA Reserve Fund	1,026.08
WGPOA_CD2_Exp-Jan26	11,013.79
WGPOA_Checking	5,745.13
TOTAL Bank Accounts	29,677.89
OVERALL TOTAL	29,677.89

Current Budget - Last year

1/1/2025 through 12/31/2025 Using WGPOA_2025

Category	Actual	2025 Budget	Difference
INCOME	20,507.33	19,620.00	887.33
Association Dues @\$350 per household	18,900.00	18,900.00	0.00
Interest_Income	807.33	720.00	87.33
Other Income (Business)	800.00	0.00	800.00
Other Other Income (Business)	800.00	0.00	800.00
EXPENSES	19,947.09	28,583.00	8,635.91
Advertising (Business)	426.97	250.00	-176.97
Entrance Sign	43.03	0.00	-43.03
Web Hosting	383.94	250.00	-133.94
Everything Else	0.00	250.00	250.00
Grounds and Landscaping	16,818.54	24,500.00	7,681.46
Beautification	0.00	2,000.00	2,000.00
Cart Path	160.43	1,000.00	839.57
General	7,355.00	14,000.00	6,645.00
Speed Sign	3,419.91	3,500.00	80.09
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)	258.60	220.00	-38.60
Printing and Reproduction (Business)	27.06	100.00	72.94
Prof and Legal Fees	224.00	500.00	276.00
Supplies (Business)	143.88	200.00	56.12
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	13.00	13.00
Net Difference:	560.24	-8,963.00	9,523.24

Current Budget - 2026

1/1/2026 through 12/31/2026 Using WGPOA_2026

Category	1/1/2026 Actual	- Budget	12/31/2026 Difference
INCOME	0.00	11,520.00	-11,520.00
Association Dues @\$200 per household	0.00	10,800.00	-10,800.00
Interest_Income	0.00	720.00	-720.00
Other Income (Business)	0.00	0.00	0.00
EXPENSES	0.00	22,103.00	22,103.00
Advertising (Business)	0.00	400.00	400.00
Web Hosting	0.00	400.00	400.00
Banking Fees	0.00	0.00	0.00
Everything Else	0.00	400.00	400.00
Grounds and Landscaping	0.00	17,800.00	17,800.00
Beautification	0.00	2,000.00	2,000.00
Cart Path	0.00	3,500.00	3,500.00
General	0.00	11,000.00	11,000.00
Speed Sign	0.00	300.00	300.00
Split Rail Fence	0.00	1,000.00	1,000.00
Street Lights	0.00	0.00	0.00
Insurance (Business)	0.00	1,500.00	1,500.00
Everything Else	0.00	19,300.00	19,300.00
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	290.00	290.00
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
Everything Else	0.00	2,390.00	2,390.00
Taxes (Business)	0.00	13.00	13.00
Licenses (Business)	0.00	13.00	13.00
Everything Else	0.00	0.00	0.00
Net Difference:	0.00	-10,583.00	10,583.00

A motion by Stuart Hanfling to approve the 2026 budget with Pat Lysien seconding. The 2026 budget passed unanimously.

Larry asked if there was any new business. The Berkeleys brought up an issue with one of the spruce trees dying from the top down. They would like to see that tree removed with a couple of more spruce trees added. The Hanflings brought up this issue of the cul-de-sac by their house needing some work. Henry David brought up that the township did some initial trimming of the trees in the cul-de-sac but additional work does need to be done. A question came up about the landscaping maintenance along the cart paths. The landscaping

maintenance is the responsibility of each homeowner. The cul-de-sacs are not owned by the Association but owned by the township. The Association makes sure that the grass and other maintenance get done in the cul-de-sacs in a timely manner. A couple of members indicated that they would like to see more communication from the Board.

Larry informed the members at the annual meeting that he is stepping down as President because of his job. Larry asked there were any members at the meeting who would like to potentially join the board. Cara Campbell and Mike Smerek indicated that they you like to run for the board. Ballots were handed out with people adding both Cara's and Mike's names to the ballot.

Ballots were counted with these results:

Williamsburg Green Property Owners Association Board Member Balloting Results

	YES	NO
Patrick Gieske	16	0
Henry David	16	0
Jill Kostock	16	0
Kris Hively	7	9
Jason Platt	10	6
Wendy Platt	7	9
Mike Smerek	15	0
Cara Campbell	15	0

With no further questions, Larry asked for a motion to adjourn. Stuart Hanfling made a motion to adjourn, Henry David seconded and the motion passed unanimously. Meeting was adjourned at approximately 12:30.

Submitted by Pat Gieske, Secretary