

Williamsburg Green Property Owner's Association

Board of Directors Meeting Minutes – February 17, 2025

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

Board Members Absent: Jill Kostock, Jason and Wendy Platt

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

Larry reminded board members it was imperative to attend the board meetings as part of their responsibility for serving in this capacity.

Account Balances - As of 2/14/2025

Account	2/14/2025 Balance
Bank Accounts	
WGPOA CD_Exp_Apr_25	8,552.55
WGPOA Reserve Fund	4,024.34
WGPOA_CD2_Exp-Jul25	10,623.51
WGPOA_Checking	6,362.44
TOTAL Bank Accounts	29,562.84
OVERALL TOTAL	29,562.84

Treasurer Henry David discussed the account balances presented in the board packet.

Henry recommended converting the reserve fund into a Certificate of Deposit (CD). Following discussion, the funds will remain in a money market account for access if needed.

Twenty-three homeowners have paid their WGPOA 2025 dues with 31 homeowners still needing to pay by February 25. Larry and Henry will go through the homeowners list and then send out reminders to those homeowners who have not paid.

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

Category	Actual	2025 Budget	Difference
INCOME	7,424.97	19,620.00	-12,195.03
Association Dues @\$350 per household	7,350.00	18,900.00	-11,550.00
Interest_Income	74.97	720.00	-645.03
EXPENSES	6,979.78	28,583.00	21,603.22
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	4,783.20	24,500.00	19,716.80
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	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)	0.00	13.00	13.00
Licenses (Business)	0.00	13.00	13.00
Everything Else	0.00	0.00	0.00
Net Difference:	445.19	-8,963.00	9,408.19

Expenses to date for the initiative to brighten the street lights by replacing the internal components. The project was over budget by \$1,700 and \$700 over the quote. Larry said issues arose converting the lights by Ray's Electric because of the variety of internal light components that needed to be changed and the inconsistency among each light which led to the higher cost.

The insurance and the Annual Meeting cost came in lower than budgeted.

Old business:

- WGPOA webpage - includes a welcome along with information about the Township limb pick-up.
- 2024 audit - Henry is to contact Stewart Shaffling about conducting the audit.
- By-Laws need to be completed and awaiting the title search company needing to finalize its search before the attorney can forward the paperwork to the State.
- Additional speed sign to be placed on Williamsburg just past Maryhill Lane. Larry is going to contact the Township about putting a pole for the speed sign.
- Solar lights on the golf cart paths need to be replaced and golf cart path signs added.
- Get accident report for the fence damage and if a bill was submitted for damages.

New business:

Replacement of the Pingree Grove Fire District signs brought up at the Annual Meeting and Larry is following through with the PGFD.

WGPOA needs to have a new Registered Agent as part of the State of Illinois Not-for-Profit Corporation requirement. Pat made the motion for Henry to become the Agent, Kristian seconded and motion unanimously approved.

Pool house proposal from Joe Mukite. Association restricted covenants require no separate outbuilding. Conversation included if the wall is removed at any time during the life of the pool, the outbuilding would not meet the covenants.

Motion to approve the request made Kristian, seconded by Henry and unanimously approved with the following stipulations:

1. The wall connecting the pool house and the main residence is a permanent structure and must indefinitely remain intact, permanently connecting the pool house and house.
2. The wall must have an appearance that is consistent and continuous with the house and pool house.
3. If the wall is severed or dismantled such that it is no longer continuous with the pool house and house, the board reserves the right to place a full lien on the property and mortgage until the wall is restored to its original condition.
4. The Board requires photographic evidence of the completed project, which will serve as evidence of the original condition. The owner is encouraged to maintain a file of these photos and the minutes from this Board meeting for their records.

Motion to adjourn at 7:30 pm made Kristian, seconded by Henry and unanimously approved

Submitted by Pat Gieske, Secretary