

## 02/03/2025 WGHA BOD Agenda

7 pm via Zoom

### Agenda

1. Review and approve [December Minutes](#)
2. Vote to hold meetings every other month
3. Annual Meeting recap
  - a. Vote Tally, Motions and seconds
  - b. Approval of Minutes 58-0 (1 present household did not vote)
  - c. Approval of Budget 56-1 (2 present households did not vote)
  - d. Approval of Slate 55-0 (4 present households did not vote)
  - e. Adjournment 53-0 (6 present households did not vote)
4. Dues Notice recap
  - a. Emailed paperless copies on 2/2/25
  - b. Paper delivery still pending
  - c. Due Date 3/15/25
5. Vacancy of Board Member
  - a. Position filled by Tim Goode by nomination and vote of the Board
6. Elect new officers
  - a. President - Doug Hyant
  - b. VP - Charlie Morgan
  - c. Treasurer - Mick Casey
  - d. Secretary - Phillip Kent
  - e. ACC - Debra Stuart
  - f. Block Captains - Laurie Howard
  - g. Greenways - Hayden McCann and Charlie Morgan
  - h. Social - Charlie Morgan and Laurie Howard
  - i. At large - Chris Delamarter
  - j. Communications - Tim Goode
7. Transition Planning: Review Board Handbook and best practices
8. Board email set up and review
9. Officer reports as needed
  - a. President's Report
  - b. Treasurer Report
  - c. Greenway report;
  - d. Social committee report;
  - e. Block Captain report;
  - f. ACC report;
10. Other business
  - a. Do we have a plan for mailing the WGHA dues to those who request paper?
  - b. Annual Meeting: Path regroup
11. Set next meeting date (April): April 7th at 7pm via Zoom

## 02/03/2025 WGHA BOD Minutes

**Present:** Liz Fenster, Outgoing President and Treasurer; Doug Hyant, Vice President; Phillip Kent, Secretary; Danielle Bashirullah, Outgoing Chair Architectural Control Committee; Deb Stuart, Chair Architectural Control Committee; Charlie Morgan, Chair Social Committee; Laurie Howard, Neighborhood and Block Captain Chair; Chris Delamarter, At Large; Mickey Casey, Treasurer; Tim Goode, Communications & Directory Manager

**Excused:** Hayden McCann, Chair Greenways

1. The meeting was called to order by Liz at 7:06 pm via Zoom. The meeting was co-chaired by Liz and Doug.
2. The 12/2/24 Board minutes were reviewed. A motion was held to approve by Phillip, and seconded by Charlie. The motion passed.
3. Meghan Johnson resigned from her At Large position due to personal issues. Liz noted that the Board currently consists of 9 positions per the WGHA Directors and Officers Handbook (Revised 1/2024). This number can be changed by the Board.
4. Chris made a motion to hold Board meetings every other month; the motion was seconded by Charlie. The motion passed.
5. Liz recapped the key events from the 1/29/25 Annual Meeting. A draft of the Annual Meeting minutes has been posted on the website. Doug reported that the Minutes for the 2024 Annual Meeting were approved 50-0 (1 household did not vote); the proposed 2025 Budget was approved 56-1 (2 households did not vote); The slate of candidates for new Board positions was approved 55-0 (4 households did not vote); and the motion to Adjourn was approved 53-0 (6 households did not vote).
6. Liz presented a recap of dues notices. She noted that the outgoing treasurer was responsible for sending notices of the annual WGHA dues.
7. We held an election for new Board officers. After much discussion, Doug made motion to approve the proposed slate of candidates and the motion was seconded by Chris for the following Board composition: Doug as President for one year; Charlie as Vice President for a year; Mick as Treasurer for two years; Phillip as Secretary for one year; Deb as Chair of the Architectural Control Committee for two years; Hayden and Charlie will Co-Chair the Greenways Committee for the next year; Tim is the Communications and Directory Manager for two years; Laurie will remain Neighborhood and Block Captain for two years; Charlie will continue on the Social Committee with assistance from Laurie for a year. The motion passed unanimously.
8. A discussion was held regarding Transition Planning. Liz recapped the primary responsibilities of the President's, Vice President's, Treasurer's, and other roles. Liz will work with Doug to ease his transition to President; Doug will work with Charlie to ease his transition to Vice President; Danielle will work with Deb to ease her transition to Chair of the Architectural Control Committee; Liz will work with Mick to help with his transition to Treasurer; etc. Liz noted that Google Docs are used for most communications and record keeping purposes. All new Board members will be provided with access to the WGHA Directors and Officers Handbook. We had an extended discussion of the roles and functions of the Treasurer, the need to provide some Board members access to our accounts at Summit, how we currently track dues payments, etc. Liz requested all Board members let her know regarding their email preferences if they have changed.
9. No Committee reports were needed at this meeting.

10. Liz and Danielle were thanked for their years of service to the WGHA, and praised for all they had contributed to the running of the WGHA.
11. Our next meeting will be held on April 7, 2025, at 7 pm via Zoom. A potential agenda item is the Greenways path maintenance and replacement. Chris made a motion to adjourn, which was seconded by Charlie. The meeting was adjourned at 8:18 pm.

Phillip L. Kent, Secretary

**WGHA President’s Report 02/03/2025:** No report submitted by: Liz Fenster, Outgoing President

**WGHA ACC Committee Report 02/03/2025:** Nothing new to report. Submitted by: Danielle Bashirullah, Outgoing ACC Chair

**Greenways Report 02/03/2025:** No updates to report. I’ve been invited to present our rain garden project at the MAMGA annual meeting in late March. Submitted by Hayden McCann, Greenways Co-Chair

**Social Committee Report 02/03/2025:** No social report is submitted for this meeting, as there are no new activities to report. Charlie Morgan, WGHA Board Social Chair

**Block Captain Report 02/03/2025:** No block captain report is submitted for this meeting, as there are no new activities to report. Laurie Howard, WGHA Block captain Chair

**Treasurer’s Report 02/03/2025 Snapshot Submitted by Liz Fenster**

#### Account Balances

<b>Account Totals</b>	<b>1/31/2025</b>	<b>\$ 70,873.01</b>
<b>Savings</b>		<b>\$ 5.00</b>
<b>Checking &amp; Money Market</b>		<b>\$ 9,597.82</b>
<b>Certificates</b>		<b>\$ 61,270.19</b>
<b>Legacy Fund Reserves (Prior)</b>	<b>1/1/2025</b>	<b>\$ 60,000.00</b>
<b>Legacy Fund Reserves TY</b>	<b>2025 Goal</b>	<b>\$ 15,000.00</b>
<b>Available Balance</b>		<b>\$ (4,126.99)</b>

#### Dues Recap

Dues Notices emailed out 2-2-25. Paper notices will be sent out soon. 6 homes were unpaid in 2024: 3 one-year late, 3 multiple years late. In 2025, one home is paying through closing.

## Expenses through 2-3-25

	<b>Planned</b>	<b>Actual</b>	<b>Diff</b>
<b>Totals</b>	\$ 57,030	\$ 1,635	\$ (55,395)
<b>Water &amp; Sewer</b>	\$ 7,000	\$ 1,224	\$ (5,776)
<b>Electricity (MG&amp;E)</b>	\$ 2,450	\$ 173	\$ (2,277)
<b>Mowing</b>	\$ 7,000	\$ -	\$ (7,000)
<b>Weed Control &amp; Fertilizer</b>	\$ 1,330	\$ -	\$ (1,330)
<b>Woodland Management</b>	\$ 15,000	\$ -	\$ (15,000)
<b>Pathway Patching/Maintenance</b>	\$ 100	\$ -	\$ (100)
<b>Lamp Post Maintenance</b>	\$ 2,000	\$ -	\$ (2,000)
<b>Circle Grants &amp; Reimbursement</b>	\$ 1,500	\$ -	\$ (1,500)
<b>Greenways &amp; Circles Misc.</b>	\$ 250	\$ -	\$ (250)
<b>Bank Charges</b>	\$ 25	\$ -	\$ (25)
<b>Taxes &amp; Fees</b>	\$ 75	\$ -	\$ (75)
<b>Insurance (Liability/Board)</b>	\$ 1,300	\$ -	\$ (1,300)
<b>Dues Collections Mailings (Prim</b>	\$ 100	\$ -	\$ (100)
<b>Newsletters &amp; Notices</b>	\$ 200	\$ -	\$ (200)
<b>Annual Meeting</b>	\$ -	\$ -	\$ -
<b>Directory</b>	\$ -	\$ -	\$ -
<b>Website</b>	\$ 300	\$ 38	\$ (262)
<b>Social</b>	\$ 1,000	\$ -	\$ (1,000)
<b>Legal Fees</b>	\$ 2,000	\$ -	\$ (2,000)
<b>Misc. (PO Box, Supplies, Postag</b>	\$ 400	\$ 200	\$ (200)
<b>Legacy Fund Deposits</b>	\$ 15,000	\$ -	\$ (15,000)