

WVEOA Board Meeting: September 8, 2025

Called to Order by Blake Sempstrott: Time: 7:12PM

Attendance: Blake X Larry X Lynne X Aaron X Brian X Rebecca X Maria X

1. Treasurer's Report:

Checking account balance: \$24,568.82. Edward D Jones balance: \$30,044.14. The monthly transfer of \$100 was set up in June.

Mailbox repairs and replacement are expected to exceed the budget allocated. The corbels have been a custom-made piece. There are three quotes for replacement: of \$650 for 12 exact replacements to be made locally; \$100 per corbel to order exact replacements; \$55 for similar design from Home Depot. Lynne made a motion to approve the \$55 option and to approve the extra expenditures for mailbox repair and replacement. The motion was seconded by Larry. The Board approved unanimously.

Rich McDaniel and Diann Hazelgrove would like to replace shrubs and place more mulch at the upper entrance. The Board decided to have the shrubs trimmed to see how they respond. The expense of replacement will be added to next year's budget. Rich also requested funds to put mulch around some trees. It was not clear to the Board the specific trees. We will ask for clarification, and budget the expenses for next year.

It was noted that Jimmy Gross should be contacted to provide a quote for the work he does for the neighborhood for next year.

Lynne made a motion to approve the full treasurer's report. Second by Rebecca. The Board approved unanimously.

2. Gray areas surrounding the covenants:

Discussed the gray areas around the covenants. No conclusions were drawn.

3. Roger's Tree Removal:

The Board will follow up with the attorney to send a second letter to the Roger's about replanting trees to replace the trees that were removed.

4. Nykiel's fence request & problems with Roger's encroachment:

Dan and Sharon Nykiel contacted the Development Committee with a fence request because Roger Rogers is encroaching on their lot - putting an invisible dog fence as well as clearing brush and planting grass.

5. Pond drain:

Jeff Burns has tried to get several companies to give a quote to repair the crack in the chimney of the pond drain, but no one wants to quote because the job is too small. Hydraulic cement has been suggested as a possible remedy to the crack in the chimney of the pond drain. Larry is going to contact a local handyman to see if he would be willing to do the work.

6. Annual Agenda Pre-planning:

The annual meeting is on Monday, Nov 3rd at the Wyandotte Branch of the Library. It was suggested that the Board modify the By-laws so annual meeting information may be emailed and only mail the ballot and the proxy by USPS. If a resident wishes to have paper copies of the meeting information, they can contact Lynne. A motion was made by Rebecca to allow for emailing of information. Second by Brian. The Board approved unanimously.

The planning meeting was set for September 29th at 7pm. Either Maria or Lynne will host. Residents must have information/ballot/proxy at least 10 days in advance. Need a week for the mail to deliver. Need to mail and email by October 16th.

Meeting Adjourned at: 8:23 PM.

Respectfully Submitted,

Lynne M. Burns

WVEOA Secretary