
WGHA Annual Meeting

March 23 2009



Call to order

- Attendance /Establishment of Quorum
 - Proof of Notice,
 - sent 3/2/09
 - Introductions
 - Trustees
 - First Tuesday of the month, 7PM at DLM
 - Plan to attend, please email for verification
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Financial Report – Account Balances

Account Balances as of 12/31/08

Operating Account	\$16,880.99
Reserve Account CD	<u>21,877.06</u>
Total	\$38,758.05

Financial report - Budget

	2008 Actual	2009 Budget
INCOME		
Assoc. Dues (251 Homes)	31,500.00	31,500.00
Late fees/Finance charges	181.67	500.00
Interest (Reserve Acct. CD)	217.25	100.00
Other (return of court costs)	200.00	0.00
Total Income	32,098.92	32,100.00
EXPENSES		
<i>Administration</i>		
Bad Debt write-off	1,112.97	500.00
Bank Fees	24.00	36.00
Insurance	1,106.10	1,200.00
Legal fees	357.50	5,000.00
Licenses & Permits	25.00	50.00
Office Supplies	34.03	100.00
P.O. Box Rent	114.00	50.00
Postage	287.00	350.00
Printing	193.87	250.00
Social Committee	0.00	500.00
Taxes	36.04	40.00
Wages	3,000.00	3,000.00
Web Site	0.00	0.00
Subtotal	6,290.51	11,076.00
<i>Landscaping</i>		
Maintenance	17,786.50	17,786.50
On-going enhancements	1,003.77	8,000.00
Watering	1,546.92	5,000.00
Subtotal	20,337.19	30,786.50
<i>Signs</i>		
2008 Sign Expenses	10,027.27	0.00
Subtotal	10,027.27	0.00
Total Expenses	36,654.97	41,862.50
Surplus/Shortfall	(4,556.05)	(9,762.50)

Late Fees

- Proactive in collection of dues
 - \$20 for payment not received by 3/31
 - Turned over to Attorney after 90 days past due
 - As of March 4th 84% of home owners paid
 - Properties vacant & in foreclosure
 - Financial Hardship can be handled on a case by case basis.
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Neighborhood Update

■ BY- LAW Enforcements

- Homes coming into compliance (RV, Boats, Yard)
- Formal complaint filed for board to investigate

■ Landscape-

- Maintenance Contract through 12/31/2009
 - Formal bid process underway
 - Due-Diligence and fiduciary responsibility
 - Clarify expectations/ removal of dead trees
 - Additional expenses
 - Hurricane Ike clean-up
 - Sign plantings
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Neighborhood Update

- Landscape Feedback
 - Landscaping around signs
 - General appearance
 - Improvements to consider during the bid
 - Dogs
 - When walking on a leash
 - Contained in your yard
 - Respectful of walkers, children, joggers
 - Light bulbs in the lamp post
 - Obey traffic signs (Neighbors & Children)
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Neighborhood Update

- Fence (Survey highly recommended)
 - The township is only involved in the approval of fences around swimming pools for safety concerns
 - All non swimming pool fences are left to the decision of home owners, neighbors and HOAs for location, material, etc.
 - All fences “on” property lines should include a written agreement between the neighbors with an agreed plan for maintenance of the fence, vegetation, financial responsibility for storm damage and any other issues
 - Any fence not having an agreement should be well within (1” or more) the homeowner’s property boundaries so the fence is truly within the homeowner’s property.
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Neighborhood Update

- Township – 748-1267; City 748-4343

After hours 425-2525

- Animal Control
 - Storm Damage
 - Street Plow
 - Road/ Curb Maintenance
 - Culvert Painting
 - Government property
 - Personal choice
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Neighborhood Update

■ Architectural Standards

- Protects the integrity of neighborhood
- Complete Form (Sheds, Additions, Fences, Structural)
- Get Involved

■ Woodlandgreens.com

■ Social Committee

□ Past Events

- Ice Cream Social
- Annual Hayride & Chili Cook-Off

□ Volunteers from the floor to chair

Voting a Director

- Call for candidates/nominations
 - Annual election per the 2007 adopted By-Laws
 - 3 year term
 - Introduction of candidates
 - Deedra Wetherholt
 - Bob Mason
 - Casting of ballots
 - Election results
 - Deedra Wetherholt re-elected
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Adjourn

Thank you for attending.
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Board of Directors:
President: Michael Mills
Deedra Wetherholt & John Parks
