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# WGHA Annual Meeting

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March 19 2024



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# Agenda

- Call to Order
  - Proof of Notice (3/6/24)
  - Introductions
  - Financial Report
  - Neighborhood Update
  - Voting for Director
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# Call To Order

- Attendance /Establishment of quorum
  - Proof of notice,
    - sent 3/4/24
  - Introductions (Name, address, Years of residence)
    - Secretary
    - Trustees
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# Financial Report – Account Balances

## WGHA Operating & Reserves Balance Sheet As of 12/31/23 (Cash Basis)

	Account Balance	
	<u>12/31/2023</u>	<u>2/13/2024</u>
Operating	\$58,873.48	\$70,643.48

# Financial Report - Budget

Woodland Greens Homes Association 2023 Year-end Report and 2024 Budget				
	2023 Budget	2023 Actual	2023 Budget vs. Actual	2024 Budget
<b>INCOME</b>				
Assoc. Dues (2023)	31,500.00	34,443.00	2,943.00	31,500.00
Assoc. Dues (previous years)		0.00	0.00	
Assoc. Dues (prepaid for 2024)		375.00	375.00	
Late fees/Finance charges		475.00	475.00	
Outstanding late fees		(240.00)	(240.00)	
8726 Toftrees		(1,451.18)	(1,451.18)	
8477 Point O'Woods		(269.50)	(269.50)	
<b>Total Income</b>	<b>31,500.00</b>	<b>33,332.32</b>	<b>1,832.32</b>	<b>31,500.00</b>
<b>EXPENSES</b>				
<i>Administration</i>				
Bank Fees	14.00	2.00	12.00	14.00
Insurance	1,700.00	1,528.00	172.00	1,700.00
Legal/Professional fees	1,500.00	1,417.11	82.89	1,500.00
Licenses & Permits	128.00	127.97	0.03	128.00
Office Supplies	300.00	187.57	112.43	300.00
P.O. Box Rent	182.00	194.00	(12.00)	194.00
Postage	350.00	536.70	(186.70)	536.70
Printing	200.00	197.37	2.63	200.00
Refunds - Dues Overpymt	0.00	0.00	0.00	0.00
Secretarial Contractor	4,800.00	4,800.00	0.00	4,800.00
Social Committee	500.00	426.97	73.03	500.00
Web Site	500.00	0.00	500.00	500.00
<b>Subtotal</b>	<b>10,174.00</b>	<b>9,417.69</b>	<b>756.31</b>	<b>10,372.70</b>
<i>Landscaping</i>				
Maintenance Contract	19,726.81	19,680.80	46.01	19,726.81
Non-contract maint.	4,000.00	0.00	4,000.00	4,000.00
On-going enhancements	5,000.00	0.00	5,000.00	5,000.00
Watering	0.00	0.00	0.00	0.00
<b>Subtotal</b>	<b>28,726.81</b>	<b>19,680.80</b>	<b>9,046.01</b>	<b>28,726.81</b>
<b>Total Expenses</b>	<b>38,900.81</b>	<b>29,098.49</b>	<b>9,802.32</b>	<b>39,099.51</b>
<b>Surplus/Shortfall</b>	<b>(7,400.81)</b>	<b>4,233.83</b>	<b>11,634.64</b>	<b>(7,599.51)</b>

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# Annual Dues

- As of March 15<sup>th</sup> 86.5% of homeowners paid
    - 34 homes unpaid
    - 2 homes have liens for multiple years in arrears
  - \$20 on all accounts past due
    - Turned over to Attorney for collection
  - Payment arrangements are handled on a case by case basis
    - If unpaid, please contact the HOA to begin resolution process
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# Neighborhood Update

- Woodlandgreens.com
    - Meeting minutes posted (annual and monthly)
    - All WGHA docs (by-laws, applications, etc)
  - All Trailers/RV are stored in garage or off-site
    - Including but not limited to travel/cargo/mower /boat etc per Convents & Restrictions
  - Social Committee
    - Thanks to Kristen Fecke
    - Saturday June 1 2024
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# Neighborhood Update

- Speed limit is 25mph
    - Please remind your teenagers to slow down and be mindful of walkers/joggers
  - Architectural Standards
    - Protects home values and neighborhood integrity
    - New 2024; Guidelines published to website
    - Complete form with as much detail to expedite approval (Sheds, Additions, Fences, Pools)
    - Any changes during construction, new application
    - Thanks to Judy Burnett, Jason Anderson & Dan King
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# Neighborhood Update

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# Neighborhood Update

- Fence (Survey highly recommended)
    - Township involvement around safety concerns (swimming pools)
    - Architectural Standards Committee approval of location, materials and construction
    - Fence within 1ft of property line requires written agreement between neighbors highlighting an agreed plan for maintenance, vegetation, financial responsibility in event of storm or useful life removal
      - Fences with a 1ft or more setback does not require agreement
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# Neighborhood Update

- 2023 Boulevard Update
    - Maintenance only
  - 2024- 2025 Boulevard Project
    - Healthy and maintenance
  - Neighborly Courtesies
    - Please keep trashcans stored out of view
    - Please remove yard signs 2 weeks after election
    - Please remove Holiday lights by March 1st
  - Avenue of Flags- Springboro Optimists Club
    - \$50 a year
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# Neighborhood Update

- Township 748-1267; City 748-4343
    - after business hours support 425-2525
    - Animal control, storm damage, street plow, road/curb maintenance
  - Dogs
    - Please use a leash
    - Please clean-up after your dog (including Blvd)
    - Contained in your yard
      - Respectful of walkers, joggers, children
  - Lamp Post Bulbs
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# Voting a Director

- Call for candidates/nominations
    - Annual election per the 2007 adopted By-Laws
    - 3 year term
  - Introduction of candidates
  - Casting of ballots
  - Tally of Ballots
  - Election results
  - Neighborhood Social Hour
    - Crooked Handle
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Adjourn

Thank you for attending.  
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Board of Directors:  
President: Nathan Frankart, Michael Mills &  
Paul VanMaldegham

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