



Call to order - 6:01

Previous Minutes Approval: December 12th, 2024, approved.

Board Attendees: President - Sam Iandiorio, Vice President/Director Landscaping-Allyson Breger, Treasurer-Jessica Kline, Operations - Jim LeClare, Co-chair/ARC - Bob Hellerman, Director – Lorna Kirkham

Resident Attendees: Richard Walkus, Grace Walkus, Mary Ellen Zydell, Patti Crum, Josh Kline, Lana Bandy

Treasurer Report:

Treasurer's WOHA report balances as of 1/16/25 are as follows - Builders Bond (\$25,986.00); Checking (\$17,008.16); Reserves (\$ 93,547.77), Pump Fund (\$ 16,832.77), and Road Replacement (\$37,265.55) for a total of **\$190,640.25**.

To date, 40% (25 lots) of annual HOA dues has been collected.

Secretary Report:

Updated website has been posted with a new tab (Helpful Links). The new resident directory will be issued if a majority of residents approve their information to be released (for residents only & not publicly released).

Landscaping Report:

Attempts to reach the owner of Lot # 4 were unsuccessful. The issues of invasive growth & damage from Capitol Concrete were items to be addressed.

Discussed planting new shrubs but decided they would be installed springtime.

ARC Report:

- ARC Requests –
 - Lot 60 (312 Spanish Oaks) – discussion on elevation impact on drainage. All necessary permits received.
 - Lot 38 (224 Big Magnolia Ct) – Contractor repaired damage to sprinkler/electrical outlet.
 - Lot 58 (309 Spanish Oaks) – painting ARC request approved (off white/light grey)
 - Lot 49 (217 Madrid St) – replacement of deck (completed)

Operations Report:

Sunbelt has 2 types of safety mesh which can be painted. There are 2 different types of gate mesh types. Each gate repair will be approx. \$6,800 with a new system repair at approx.\$7,900.

Towing company that damaged the gate will be instructed to pay WOHA directly (& WOHA will pay Sunbelt).

Old Business:

Annual meeting is scheduled for Saturday, January 27th @ 10:00 a.m.

Next Meeting – February TBD

Meeting Adjourned at 7:45 p.m.