

WALNUT GROVE LAKE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

February 22, 2018

Present. Margie McMillan, Pam Parham, Jessica Roberts, Don Warmbrod, Jeanie Velarde, Clif Cunningham and Dave Fern, Lake Dredging Committee.

Call to Order. At 6:35 pm, with a quorum present, Board President, Margie McMillan, called the meeting to order.

Approval of Minutes. Margie asked for a motion to approve the November 16, 2017 minutes. Don made a motion to approve the minutes. Jessica seconded the motion. All were in favor. The motion passed.

Treasurer's Report. Jeanie presented the current financials. Jeanie stated there are still about 8 homeowners with a significant amount due. The WGLHA's attorney has suggested moving forward with a judicial foreclosure on a property where there have never been any dues paid and all attempts to collect have been exhausted. The cost would be \$2,500 and take approximately 45 days. The attorney also stated there could be additional fees if the homeowner disputes. Margie assured the board all attempts to collect delinquent dues are taken by the association before any type of legal action is taken. This does result in additional legal fees to the association throughout the year. Don made a motion to proceed with judicial foreclosure. Pam seconded the motion. All were in favor. The motion passed.

Margie also stated there is a suit being filed by the attorney for a home that has not adhered to construction guidelines and is in violation of the covenants. Every attempt has been made by the association prior to filing suit.

Jeanie stated the WGLHA funds invested at Morgan Stanley are showing little to no return. Clif stated he will gather information for other options to maximize the investments return and report back to the board. Dave Fern asked if the financials are shared with homeowners. Margie stated annual financials are openly shared in the newsletter following the Annual Meeting.

WGLHA Lake Dredging Committee Report. Dave Fern presented the findings from the Lake Dredging Committee. The committee is requesting proposals for dredging to maintain the health of the lake. There are many steps to get an accurate map of this type of project. Dredging will be a significant cost to the association and it will be necessary to increase the dues or deliver an assessment to the association. This could be done by raising dues and/or assessing the cost over a multiple year plan. The committee is looking at other possible options to fund this project. Pam stated she has emailed with Rep. Dwayne Thompson and he is going to provide a contact with local officials that may be able to offer guidance and or resources.

2018 WGLHA Dues. Margie presented the board with a multi-year analysis of a possible way to raise the funds for lake dredging and maintain the operation of the association. After much discussion Pam made a motion to raise the dues from \$225 to \$260 annually. Don seconded the motion. All were in favor. The motion passed.

Old Business. Margie stated there are signs that are need to be repaired at Farrell Park and on the dam. Don stated the sign regarding fishing guidelines is faded and hard to read.

Upcoming Activities. The annual WGLHA Association meeting will be held on Thursday, March 8th at 6:30pm at Covenant United Methodist Church. Jeanie may not be able to attend to meeting. Pam and Jessica agreed to help at the meeting. Jeanie will provide instructions and materials.

Adjournment. Margie McMillan thanked Board Members and adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Pam Parham, Secretary