

HOA Special Meeting – March 15, 2022

Board Attendance: Jamie Ryan (President), Kurt Murkin (Vice President), Megan Gonzalez (Secretary), Tamara Ogg (Treasurer) & Eric Hill (Member at Large)

7:05pm: Welcome and call to order of meeting by President Jamie Ryan

- Introductions
- Financials late as a result of turn over & personal lives

7:07pm: Discussion of Letter from Community Member

- Allowed community to reach out and provide comments and ask questions related to allegations regarding financials.
 - It was unfortunate for someone to send out without signing their name.
 - Darin and his family have done nothing but provide their time and energy to the betterment of this neighborhood for the majority of WPP's existence. We owe them nothing but appreciation as they went above and beyond what was expected of a board member or president.
 - Question asked: if anything could happen to the individual who sent out letters – Is a federal offense. Can contact postmaster to press charges.

7:10pm: Review of Financials

- Passed out financial statements from 2017 to present (see document).
- Things to note:
 - Lawncare up 10% increase in labor, 7% in fertilizer.
 - Insurance up annually
 - Water/Sewer up annually
 - Pool care has also caused increase costs, especially with chlorine shortage
 - Additionally had pool damages and fountain repairs that cost a lot and caused us to dip into reserves.
 - Had to have multiple trees removed due to damage.
 - HOA standards recommend 10% into savings annually, we don't come close to this.
 - Exclusive Lawns provides service for sprinklers. Cass County water is now questioning the backflow testing process and our water meters have been removed.
- Dues were raised 4 years ago to accommodate for increased costs and neighborhood needs.
 - A survey was completed and comparable HOAs were reviewed to set our Annual Due prices.
- Have 55 houses who still need to pay dues, they will receive reminders in the upcoming weeks.
 - Will begin charging late fees April 1.

7:20pm: Moving Forward

- Board recognizes communication has been irregular, it is important to us to rectify this issue, including more regular communication regarding financials and community events.
- Working to update contact information to also provide more regular communication to community members.
 - Allowed members present to update email. Everyone in neighborhood will be contacted to review and update information.
- Have hired accountant through QuickBooks to review the financials. Once they review the finances they will be published.
- Board is learning and working together to provide more updates and keep everyone informed.
- Let's come together as a neighborhood and support the foundation that the Carters have created.
- Upcoming Events
 - Neighborhood Garage Sale: April 28-30th
 - Annual Meeting will be announced – looking at late April or early May.
- The Carters would like for individuals who have questions to connect with them directly.

7:43pm: Meeting Adjourned.

Finally, if anyone has any questions, please contact visit <https://wpphoa.com/contact>