

## **White Water Estates (WWE)**

Board of Directors (BOD)  
December 5th, 2022 7:00pm  
Roy New Beginnings Church

**Present:** Ron Lunderville, Guy Engelbart, Steve Braegelmann, Audry Henning, Allen Damberger, Bill Russell, Jim Herold

**Called to order:** \_\_\_ 7:05pm \_\_ by Ron \_\_\_\_\_

### **COMMITTEE REPORTS**

#### **Architectural Committee (AC) – (Larry Anderson)**

Talk to the board before building. Committee doesn't want to post rules/Buryl's letter. Will be explained at the General Meeting.

Green Houses- Don't have set rules and will be approved on an individual basis. Submit plans before starting so violations don't come up.

#### **Covenant Enforcement (CEC) – (Brian Kainu)**

Brian has agreed to take over the covenant enforcement. Ron gave an update in Brian's absence.

- WW1 a residence got a 2<sup>nd</sup> letter.
- WW2 a letter was sent out about propane and garbage cans.
- WW2 a resident asked for approval for a car port. They have fines from an existing car port, but issues will be dealt with separately.

#### **Gate, Park, Arena and Trail Maintenance – (Steve Braegelmann)**

There have been no issues with the gates. Gate codes changed with the time change but the walk-through gate stays the same. The walk through gate code is c3498x .

Park mowing is complete. Fall spraying was completed on the arena and the side of the roads. Sinski is rebilling. There was an error. Some trees were staggered in WW2 to allow horses but not 4 wheelers. The trails were all in great shape. The biggest complaint residents have on the trails is the dogs that come charging the fence line unrestrained any time someone uses the trail.

Mailbox was struck in WW1. Steve was able to repair it with stuff on hand. The 2 rail fence was struck with the icy roads. Driver contacted WW and insurance was also contacted.

Chris Henning did some research and Steve talked to a few other residence to come up with a price on the old gates.

#### **Neighborhood Watch – (Jim Herold)**

- November 8<sup>th</sup>- west end WW1 mail stole.
- November 10<sup>th</sup>- car's gone through but nothing was taken. Residence don't keep anything in their cars.

#### **APPROVAL OF MINUTES**

Minutes from the September 13<sup>th</sup>, 2022 BOD Meeting- approved as corrected

#### **TREASURER'S REPORT**

November balance sheet review shows \$34,642.98 in checking/savings, \$252,409.30 in CDs and \$2,054.18 remaining in accounts receivable. Total current assets are \$289,106.46 with \$287,052.28 cash on hand.

The profit & loss budget vs. actual report shows our budget remains pretty much on target with slight over runs on audit & tax prep and telephone expense. Total common area maintenance is well over budget due to the unbudgeted, approximately \$70,000 gate replacement project approved in 2021.

There is just one lot owner still owing 2021 dues. The letter to this lot owner with dues in arrears that was approved at the October BOD meeting, has been mailed. Late fees and interest are no longer being assessed on this account as of October 5, 2022 as long as the \$100/month payments continue. The \$50 late fee already assessed for 2022 has also been dropped as a good faith gesture.

We have two Key bank CDs maturing in December 2022, Two CDs maturing in January 2023 and one CD maturing in February 2023. As of November 29<sup>th</sup> Key bank had a 13 month CD rate of 2.95% and a 20 month CD rate of 2.95%.

\$36k CD matures Dec 18, 2022

\$35k CD matures Dec 21, 2022

\$33k CD matures Jan 22, 2023

\$17k CD matures Jan 24, 2023

\$27k CD matures Feb 27, 2023

Our HOA Philadelphia insurance policies have been renewed for the Nov 2022 to Nov 2023 period. The cost of this annual package is \$2,032 which has been paid in full.

The cost of our 2021 annual audit and tax prep was \$2,450 which has been paid in full.

The 2021 Federal income tax refund of \$766.85 has been received and was deposited in the Key bank savings account on November 29, 2022.

The October and November bank statements were available for review.

### **UNFINISHED BUSINESS**

Completion of gate upgrade project- Old gates are currently being stored at Steve's. He will check with Chris and a few other members to get ideas on prices. The gates will be listed for sale. Proceeds will go back into the general fund.

### **NEW BUSINESS**

Park Mowing- Ron talked to the attorney. He suggested keeping insurance and looking into training, and a hold harmless agreement.

This would require a big budget to get started but it's projected to start saving WW money in 4-5 years. The projected budget is outside of the boards ability to approve so it would need to be voted on at the general membership meeting.

## **WHITEWATER ESTATES MEETING SCHEDULE FOR 2023**

**Monday, February 6th, 7:00 p.m.--Board Meeting**

**Monday, April 3rd, 7:00 p.m.--Board Meeting**

**Saturday, April 29th, 10:00 a.m.--General Membership Meeting**

**Monday, June 5th, 7:00 p.m.--Board Meeting**

**Tuesday, September 5th, 7:00 p.m.--Board Meeting**

**Saturday, September 30th, 10:00 a.m.--General Membership Meeting**

**Next meeting is set for Feb. 6<sup>th</sup> 2023 same location.**

**Motion made by Bill and 2nd by Guy to adjourn meeting at 8:37pm.**