

White Water Estates (WWE) BOD Meeting

Agenda

September 13, 2022 at 7:00PM

Roy New Beginnings Church

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

Called to order: ___7:03pm___by Ron_____

COMMITTEE REPORTS

Architectural Committee (AC) – (Larry Anderson)

Barn in WW2 was approved

Tree Removal in both WW1 and WW2 we approved.

When painting or updating exterior house colors homeowners need to send a architectural form to the AC committee. Forms are available on the website. The easiest form of communication is by email.

Covenant Enforcement (CEC) – (Ron Lunderville)

Carport in WW1. Certified letter sent.

Violation letter for above ground propane tank was sent out.

Garbage cans need to be behind a screen/out of sight from the road.

Discussion about a house that recently painted green. No violations have been sent.

Ron requested to give the covenant book to Brian. Brian was absent from the meeting. Audry and Allen both agreed to continue to assist the chairman.

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

One minor hinge repair, otherwise no problems with the gates. Reflectors were added to help. The bricks were washed and sealed the cost was \$189.18. Trails good, branches have been cleared. Steve thanked the homeowners for taking care of their trails. All Seasons has sold to Senske. Senske has agreed to take over and honor our prices from All Seasons. Steve received a bill and has called Cory (All Seasons). It didn't appear the

prices were honored a new bill will be sent. Senske will be doing the fall shoulder and arena spraying. Arena is in great condition. There is one down rail in the parking lot. Last mowing will be in October.

Neighborhood Watch – (Jim Herold)

Sept. 2nd a cat was shot in WW1. It appeared a pellet or BB gun was used. Jim checked with people who walk the trail and no one has seen anything. The cat was found very close to home and the owners were notified.

APPROVAL OF MINUTES

Minutes from the June 6, 2022 BOD Meeting- approved as written

TREASURER'S REPORT

Balance sheet, Profit & Loss review- A balance sheet shows that as of Aug 31, 2022 there was \$41,564.06 in checking/savings, \$252,308.60 in CDs and \$3,654.18 remaining in accounts receivable for a total of \$297,526.84 in total current assets with \$293,872.66 of that in total funds available.

Our audit was slowed down due to lack of staffing at the CPA. No negative findings. Our 2021 income tax due was \$62. We had \$717 in overpayment credit from 2021 and \$200 in estimated taxes due for 2022 for a total of \$917 in prepaid tax. The amount due is \$0 with an overpayment of \$917. Of the \$917, \$105 has been credited to 2022-estimated tax and the remaining \$855 in overpayment will be refunded. The fee for Newman CPA has increased from \$2,450 to \$2600 for 2022.

The annual report to the Secretary of State for Non Profit Corporations has processed and since been caught up. WWE is in good standings.

2023 budget- The Reserve Study Committee suggestion on combining our road, fence and gate funds into a single replacement fund was approved by the BOD. Utility expenses are up because of adding long distance calling at the gate.

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.

Update on the Letter on Outside Storage and Accessory Structures-

Lawyer has said the HOA can proceed and use the updated definitions as they see fit submitted by Beryl. The AC committee will get together to decide how they'd like to proceed.

NEW BUSINESS

Next year's park mowing-

Allen is talking to other homeowners and getting estimates on buying a lawn mower. We have been paying \$222.50 for each mowing this past year (\$445/month). The spring grass grew very quickly and having the grass picked up was not financially feasible. If the mowing contractor mows and picks up grass the fee would increase to \$750/mowing and the mowing's need to increase to weekly. (\$3000 monthly) Homeowners have complained that the overgrown, wet grass and weeds stop people from using the park.

General membership meeting Sept. 24th. 10am

Next meeting is set for Oct. 3rd 2022 same location.

Motion made by Guy and 2nd by Larry to adjourn meeting at 9:35pm.