

WTOA 2023 Annual Meeting – September 12, 2023, Eureka Community Center

1. Meeting Called to Order 7:04 pm
2. Presidents Report
 - a. Review of the proposed amendments, for discussion (We will discuss after the election of board members) (Moving this to the end of the meeting, to facilitate more discussion)
 - i. Karen Barhydt: objects to a group of 35% of people being able to call a special meeting. She doesn't want the minority to be able to rule.
 - ii. Duane Reese wanted to know what would happen if the board didn't want to call the meeting, especially if it is to remove a board member. The board stated that under these rules the board would still be compelled to call the meeting.
 - iii. Valerie Conley noted that a quorum would be advised for a voting meeting, but that should be better defined as well.
 - iv. Joanne Moon wanted to make a note of a typo in amendment 7b that is extra wording. She also would like to correct 8.2 to help clarify the thought and make it easier to understand.
 - v. Karen Barhydt mentioned that she would like to see a cap on the budget, to keep it from being too high. Jim Conley mentioned that we opted not to do that to keep it more fluid and allow the board flexibility but also the community would have to vote to approve. Duane would like to see a cap but keep it high. A show of hands had 3 people who were interested in seeing a cap on the budget.
 - vi. Valerie Conely would like to see the typos corrected.
 - vii. Discussion of amendment 8 and 9. Karen Barhydt mentioned a need to be more precise in the language.
 - b. QuickBooks report/software update.
 - i. Review all of the options. Discussion of payment options. Upon review, the fees will be passed to the HOA. Looked at the difference between the options as outlined in the agenda.
 - ii. No fees associated with mailing a check, dropping it off.
 - iii. Discussion of security and access to the software. How people can access.
 - iv. Discussion of not voting on the option at all. The board opted not to offer other options, and only offered the three options.
 - v. We took a non-binding vote and four people opted to vote against upgrading the option. 20 people via a show of hands voted in favor of upgrading the software options.
 - c. **Voting Note: Vote on New Software Options (See attached document)**
 - i. **The community voted to move forward with QuickBooks Online**
 - d. We are accruing a lot of fines for people throwing non-recyclables into the bin. This averages \$90 per instance and happens very regularly. We would like to ask the community about removing recycling and replacing that dumpster with another trash receptacle.
 - i. A community member heard through the grapevine that they were not really recycling. They asked for a tour of the facility, and they were denied.
 - ii. Cost for the Recycling Container is costing about \$1000 extra per year.
 - e. **Voting Note: Vote On Trash vs. Recycling Dumpsters**
 - i. **The community voted to remove the recycling dumpster.**

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3. Road report.

- a. Maple Tree was the original surface, and the work was done in two days. That project has been completed.
- b. We need to repair Oak Forest; however, this is a large expense. Pictures were shared with the community at the sign in table to showcase the need. They will use a special mix to ensure that the road (given the steepness) will not be too slick. This should buy the community 8-10 years' worth of use. The budget for this project is \$42,000.
- c. In addition, we will be tackling minor repairs throughout the community. These include utilizing millings to shore up and widen shoulders as well as pothole repairs. Mike Bagwell has given us a bid in this effort, and his past work speaks for itself. Focus is on the curvy parts of the road to help increase the safety of the roads. The budget for this is \$14,000.
 - i. Question about the millings and if it was included in the Ameren quote, given that they raised the roads. It was not included. This led to a heated discussion about the road committee and led to a question about the materials. We did note that the millings were free.
 - ii. Community members asked if they could grab some millings to repair areas around their property. The board agreed.
 - iii. Discussion continued about the state of the old roads and what we would have been responsible for without the documentation from the board. Discussion about the strength of the millings and if they could hold more asphalt. David Brown answered in the affirmative.
 - iv. A discussion of the Ameren billing/cost. All laid out in the financial reports. Questions were answered based on the report. Ken Jarvis would like to put on the record that he questions the quality of the road, and how long it will last. He believes that this will cost us more in the long run. Ken Jarvis proposed having an engineer look at the road and determine the viability of the roads. Ken Jarvis estimated a cost of \$5,000. In a non-binding vote three people voted in favor. The rest of the group objected. This vote was unofficial.

4. Treasurer's Report:

- a. Financial Report 2023
 - i. Balance sheet
 - ii. Aging receivables report
 - iii. Expense Sheet
 1. A question was raised about liens on the property. As to whether liens are placed. Bill Fenton wanted to see the restrictions enforced more thoroughly. We took an unofficial vote to see if there is an appetite to file liens on the property.
 2. The unofficial vote passed unanimously, with no one voting against it. The board will move forward with creating a future meeting/or email to help address this and loop in the community. We will offer a) a threshold for filing a lien and b) talk through next steps for filing a lien.
 3. A question was raised about the money that we have in our accounts. Debi Jarvis wanted to know why we were not using all of the money in the account for use in future expenses. Debi Jarvis advocated for having a special assessment should things go wrong, rather than keeping

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money in the bank. Several members of the community voiced their concerns and objected to this line of work. Sandi Aubuchon made the point that people may not have the emergency fund, as did Lisa Feeny, or the cost of inaction.

4. Bill Fenton stated that it would be fiscally irresponsible to allow the numbers to go too low or to go to zero. He advocated that we should not go hand to mouth.
5. Charlotte Miles mentioned that this would be the equivalent to emptying out your savings account and then borrowing money when in need.
6. Ken Jarvis wanted to talk about the interest we were making on the CD, which was estimated to be about \$250 over the past year. He advocates that there be an emergency fund that the community could use that. He doesn't want to see things to go to zero, but closer.
7. Joanne Moon advocated keeping monies in a reserve to allow for emergencies.
8. Debi Jarvis asked why we opted for the three options with one of the options being C, with no option for trash and snow. The board responded that we did not offer the option because we didn't consider the option not to fix the roads.
9. Erika Crain would like to just see the road budget; the name of the road doesn't really matter. She would like to just phrase it as road construction.
10. The board asked for a show of hands to see if anyone was in favor of spending all of the savings and there was only one show of hands. This (again) was non-binding.
11. Valerie Conley asked if Oak Forest could really wait another year. Dave Brown talked about options to help buy time, but personally Dave Brown said he would rather pay the expense now. Piecemealing will add issues. If we wait 2 years, it means that there will be more potholes on the road.
12. Duane Reese asked about operating expenses to better understand what they were paying for. Karen Barhydt also voiced her objection and stated that she believes that there are a lot of errors in the report. Sandi offered an explanation but did admit to a typo in one line. Karen pointed out that the special assessment should not be on the options since that is added anyway.
13. Duane Reese asked for two special assessments, one that speaks to road costs and one that speaks to operating expenses. Sandi responded that we are trying to do so by passing the new restrictions.
14. Karen Barhydt believes that it is not appropriate to vote on the ballot because there are errors. Ken Jarvis agreed and wanted to abstain from voting because of errors on the ballot.
15. Karen Barhydt asked that we make a note in minutes to reflect that the board is asking people to vote on a ballot with typographical errors.
16. Valerie Conley would like to note in the minutes that this error is immaterial to the vote. Mrs. Feeny seconded the motion.

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17. Debi Jarvis noted that she felt that the board was being frivolous with the money.
 18. A show of hands was asked to see if the community still wanted to vote tonight based on the mistaken ballot. Three voted to wait and the rest of the community voted to take the vote now. Duane Reese asked if we could vote on it later and the board pointed to the community's show of hands.
 - b. **2024 Proposed Budget Report**
 - i. **Budget A:** This option includes all of the expenses typically accrued throughout the year, including snow removal, trash, mowing, etc. The road budget is significantly larger to allow the work on Oak Forest in 2024.
 - ii. **Budget B:** This option includes the same expenses offered in budget A with one exception. This budget would allow the community to break up the expense of Oak Forest over the course of two years. Work on that project would begin in 2025, provided that the community votes to include this expense in the 2025 budget.
 - c. **Voting Note: Vote On 2024 Budget (See attached breakdown)**
 - i. **Option B carried the day**
5. **Annual Election**
- a. **Voting Note: Vote On 2024 Board Candidates**
 - i. **Conley, Oeltjen, Aubuchon, and Miles carried the votes. There were no other candidates.**
 - ii. **There were a few write in votes, one for Dave Brown, one for Chuck Brockmeyer, one for Jim Moon, and one for Pat Keller. All declined to be nominated and/or voted in.**
6. **Meeting closed at 8:53**

Post Meeting Addendum

QuickBooks online will begin the first of October. Purchase price was \$485/annually for the first year = \$8.98/month - household = \$.75 per month. Second year will increase to \$970 = \$80.80/month - household = \$1.50 per month.

Waste Management Recycling Container was replaced on Thursday September 28th with a Trash Container. We will start with trash pickup 3 days/week - Mon/Wed/Fri. If the containers are not full on these days, we will cut back to 2 days/week. It all depends on if residents currently recycling continue to recycle, which will decrease the amount in the trash bins and may lessen the need for 2 containers/3 days per week. Continue to recycle as usual until the 20th of this month please.

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Meeting Attendance

Attended Meeting	Individuals	Properties Represented
Darlene/Bill Fenton	2	1
Vicki/Tom Hinkson	2	1
Debi/Ken Jarvis	2	1
Denise/Pat Keller	2	1
Lisa/Jeff Feeney	2	1
Charlotte/Mike Miles	2	1
Valerie/Jim Conley	2	1
Judy Simon	1	1
Robin Sutton	1	1
Steve Rhoades	1	1
Kathy/David Brown	2	1
Duane Reese	1	1
Bobbi Schaller	1	1
Erica Crain	1	1
Jeannie Baumhoegger	1	1
Dawn/Vince Zagarri	2	1
Cecelia/Phillip Heslin	2	1
Sara/Chuck Brockmeyer	2	1
Karen Barhydt	1	1
Sandi/Gary Aubuchon	2	1
Liz Oeltjen	1	1
Joanne/Jim Moon	2	1
Christina Corcoran (Janelle Pierson)	1	1
Pattie/Dale Sager	2	1
Total Individuals Attended Meeting	38	
Emailed and Mailed Votes		
Sgouros	Email	1
Klenke	Email	1
Borzillo	Email	1
Dunlap	Email	1
Moore	Email	1
Falls	Mail	1
Heyden	Email	1
Washington	Email	1
Total Properties Represented		32

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Voting Outcomes

Special Assessment	A	B	C	Abstained	
Totals	13	16	4	1	
Accounting System Update	QB online	Appfolio	PayHOA	No change	
Totals	26	0	1	3	
Trash	Yes	NO			
Totals	24	5			
					Write In
2023-2024 Board Members	Oeltjen	Conley	Miles	Aubuchon	Brown, Brockmeyer, Moon, Keller
Total	17	18	18	18	Declined

1 – Resident mailed ballots

7 – Voted via emails

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Special Assessment – Option B

2024 Special Assessment	
Expenses	
Option B	
Road Costs	\$28,000.00
Mowing	\$1,500.00
Trash	\$9,500.00
Snow/Salt	\$12,000.00
Total Services	\$23,000.00
Total Operations	\$3,018.60
Legal Costs	\$1,000.00
Total Expenses	\$55,018.60
Cost to Residents	
Improved Lots 50	
Annual Assessment - 54 lots	\$300.00
Road Costs - Annual Assessment Excluded	\$218.52
Trash (50 Improved Lots + 3 at front of Subdivision)	\$179.25
Snow/Salt	\$240.00
Mowing	\$30.00
Legal Costs	\$20.00
Operations	\$55.90
Total	\$743.67
Monthly	\$61.97
Quarterly	\$185.92
Unimproved Lots (4)	
Road Costs - Annual Assessment Excluded	\$218.52
Legal	\$20.00
Operations	\$55.90
Total	\$294.42
Monthly	\$24.54
Quarterly	\$73.61
Trash - 3 Lots at front of Subdivision	
Total	\$179.25
Monthly	\$14.94
Quarterly	\$59.75