



WPA Meeting Minutes

March 18, 2025

Call to Order: Marilyn Weitz, President @7:00PM.

In Attendance: Marilyn Weitz, Russ Cocain, Jonathan Rutstein, Stan Earnhart, Adam Hall, Joe Myers, Michael Downs, Blaine Beadle.

Absent: Bryan Lawrimore.

Quorum: Yes.

Minutes: Approved minutes for May 2024, October 2024, December 2024, January 9th 2025, January 24th 2025, February 6th 2025, February 18th 2025, March 6th 2025.

Reports----

President Marilyn Weitz reports Gary Dreher is new chair of roads committee, Chris Carroll and Adam Anderson are new chairs for water amenities. Insurance update, policy update and call for PPE volunteers.

Secretary Stan Earnhart reports minutes on website will include all documents and committee reports going forward.

Treasurer Jonathan Rutstein reports tax extension has been filed, audit copy to be posted on website, 31 pg financial report for February available.

ARC chair Russ Cocain reports ARC has approved several refunds and new applications. Policy updates in progress to make ARC process easier for everyone.

Communications chair Cindy Fry reports road cleanup postponed, to be done March 22nd. Easter egg hunt planned, first food truck Tuesday for April 29th featuring Black Kat Kitchen, Community Yard sale May 3rd, Parade and event planned for 4th of July. Jonathan Motions for \$3,000 budget for 4th of July event, seconded, motion carried.

Compliance chair Stan Earnhart motions to define unregistered boats as derelict. Seconded. Discussion. Motion withdrawn.

Document Review chair Al DeMarchi motions to add Mr. Dan Menihane to his committee. Seconded. No discussion. Motion carries.

Drainage chair Adam Hall reports on projects, final Clemson report expected in April.

Finance chair Jonathan Rutstein motions to title Peggy Phillips as assistant treasurer. Seconded. Discussion. Motion carried. Motion for surety fidelity bond of \$50k to cover treasurer, assistant and office manager. Discussion. Motion amended to include cost explanation, which will be sent to board for approval by email. Motion carries. Motion for Bryan Lawrimore to chair five-year planning committee. Seconded. Discussion. Motion carries.

Legal chair Jonathan Rutstein gives update on WPA lawsuit.

PP&E chair Stan Earnhart motions to add Marge Miller and Mitch Fry to committee. Motion carried.

Roads chair not available, no report.

Water Amenities chair not available, Marilyn Weitz reads prepared report. Motion to budget \$1500 for spoil site burn, pending legal approval of contract. Motion carried.

Welcome committee chair Cindy Fry reports 5 new homeowners welcomed.

Other Business: Second reading of communications policy. Motion to approve, seconded, no discussion, motion carried. Waiver of option to repurpose document reviewed, motion for Document Review Committee to review and re-write, seconded, motion carries. Motion for first reading of revised ARC policy, seconded, discussion, motion carried.

Next WPA meeting: April 15th, 7pm.

Meeting adjourned at 8:30PM with executive session to follow.