



WPA Meeting Minutes

April 15, 2025

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

In Attendance: Marilyn Weitz, Russ Cocain, Stan Earnhart, Adam Hall, Michael Downes, Bryan Lawrimore.

Absent: Jonathan Rutstein, Joe Myers, Blaine Beadle.

Quorum: Yes.

Minutes: Approved minutes for March 2025 as read.

Reports----

President Marilyn Weitz, see attachment.

Vice President Russ Cocain, no report.

Secretary Stan Earnhart, see attachment. Motion to pay Coastal Comfort \$5904.75 from Insurance funds, seconded, discussion, amended to reimburse Nate Nadeau, all in favor, motion carried. Motion for Option #1 for repair of office, seconded, discussion, all in favor, motion carried. Motion to authorize \$5000 from insurance funds for patio, seconded, discussion, all in favor, motion carries.

Treasurer Jonathan Rutstein not present, Ms. Peggy Phillips reads his report, see attachment.

ARC chair Russ Cocain, no report.

Communications chair Cindy Fry not present, see attached report. Motion for 4th of July event to be held at Lot #5A behind WPA office, seconded, no discussion, all in favor, motion carried.

Welcome committee chair Cindy Fry not present, see attached report.

Compliance chair Stan Earnhart, see attached report. Motion to dispense use of paper policy books in favor of online version as most up to date copy, discussion, seconded, more discussion, all in favor, motion carried.

Condo liason Inge Ebert, see attached report.

Document Review not present, see attached report.

Drainage chair Adam Hall, see attached report.

Golf Course liason Nate Nadeau, no report.

Landscape chair Jennifer Lawrimore, see attached report. Motion to spend remaining \$2,900 on Spring planting, seconded, all in favor, motion carried. Motion to add Mr. Patrick Montgomery to Landscape committee, seconded, all in favor, motion carried.

Legal chair Jonathan Rutstein not present, no report.

PP&E chair Stan Earnhart, see attached report. Motion to assign listed tasks from grounds to PPE, seconded, discussion, all in favor, motion carried. Motion to assign mowing of empty lots to landscape committee, seconded, no discussion, all in favor, motion carried. Motion to assign pets and animals to Compliance committee, seconded, no discussion, all in favor, motion carried. Motion to pay Angel Oaks \$700 from insurance money for irrigation system repair, seconded, no discussion, all in favor, motion carried. Motion to pay Angel Oaks \$3,000 from Landscape reserves for additional irrigation repairs not caused by accident, seconded, discussion, all in favor, motion carried. Motion to replace electronic sign with funds from building reserves not to exceed \$5,000, seconded, discussion, all in favor, motion carried.

Roads chair Gary Dreher, see attached report.

Water Amenities co-chairs Chris Carroll and Adam Anderson not present, see attached report.

5-year plan sub-committee chair Bryan Lawrimore reports five applications for committee have been received.

Old Business: None.

New Business: None.

Other Business: None.

Next WPA meeting: May 20th, 2025 @ 7:00 PM..

Meeting adjourned: 8:45 PM.