



WPA Meeting Minutes

May 19th 2026

Call to Order: Bob Meltzer, President @7:00PM.

In Attendance: Bob Meltzer, Blaine Beadle, Bryan Lawrimore, Jonathan Rutstein, Stan Earnhart, Marilyn Weitz, Cindy Fry, David Garson.

Absent: Adam Hall.

Quorum: Yes.

Minutes: Approved minutes for March 17th, 2026 and APRIL 21ST, 2026.

Reports----

President Bob Meltzer- Attachment.

VP Blaine Beadle- Attachment.

Secretary Bryan Lawrimore- No report.

Treasurer Jonathan Rutstein- Attachment.

Committees---

Legal- Elizabeth Wainwright reports, Attachment. Jonathan Rustein motions to reject \$40k settlement offer vs foreclosure on 22 lots owned by developer, seconded, discussion, all in favor, motion carried. Stan Earnhart motions to set June 1st, 2026, as start of 14-day notice for M. Ricketts document inspection, seconded, all in favor, motion carries. Bryan Lawrimore motions to schedule Town Hall meeting re- Covenant 26, seconded, discussion, vote 4/4, motion failed. Stan Earnhart motions to proceed as per last years votes and plan, seconded, discussion, vote 4/4, motion fails. Jonathan Rutstein motions to task legal with creating new voting language re-covenant 26 by next board meeting, seconded, discussion, vote 6/2, motion carried.

Finance- Jonathan Rutstein reports, Attachment. No motions.

Roads- Ralph Reifenaure reports, Attachment, no motions.

Welcome- Cindy Fry reports, Attachment.

Compliance- Cindy Fry reports, Attachment, no motions.

Community Liaison- Marilyn Weitz reports, Attachment.

Communications- Blaine Beadle reports, Attachment. Motion to add Sherry C., Leitha C., and Sandy H. to committee, seconded, no discussion, all in favor. Bob Meltzer motions to approve payment for website revisions, seconded, no discussion, all in favor.

Condo Liaison- Inge Ebert reports, attachment.

H2O Amenities- Adam Anderson reports, attachment. Jonathan Rutstein motions to extend dredging contract with Brunswick by 2 months, seconded, all in favor.

Landscaping- Jennifer Lawrimore reports, attachment.

5 year planning- No report.

PP&E- Bob Meltzer named interim chair, Bob Meltzer motions to add Herb Speight to committee, seconded, no discussion, all in favor.

Unfinished Business—

Second reading of Roads Policy, Cindy Fry motions to accept, seconded, no discussion, motion carried.

New Business---

Amended first reading of email policy postponed.

First reading of Right of First Refusal document, Cindy Fry motion to accept, seconded, all in favor.

Next WPA meeting: June 16th, 2026 @7pm.

Meeting adjourned at 902pm, Q&A followed.

