



WPA Meeting Minutes

June 16, 2026

Call to Order: Bob Meltzer @ 7pm.

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

Absent: None.

Quorum: Yes.

Minutes: Approved minutes for May 19th, 2026, and May 27th, 2026, Special meeting.

Reports----

President- Attachment.

VP- No report.

Secretary- Attachment.

Treasurer- Attachment.

Committees---

Legal- Liz Wainwright- Attachment. JR motion to vote re- change #1 on cov 26, seconded, discussion, all in favor, motion carries.

Finance- Jon Rutstein- Attachment. Motion to retain Russell Bach for \$1200/month until end of 2026, seconded, discussion, all in favor, motion carries.

ARC- Jon Rutstein- (redacted attachment or TMI?)

Roads- Bob reads for Ralph- Attachment.

Welcome- Cindy Fry- Attachment.

Compliance- Cindy Fry- Attachment? 3 lots need mowing, notices out Thursday 6/18/26.

Community Liaison- Dave Garson- Attachment.

Communications- Blaine Beadle- Attachment?

Condo Liaison- Inge Ebert- Attachment.

Drainage- Adam Hall- Attachment? SE moves to accept drainage recommendation of contractor #1 for \$12,500 (\$\$\$ correct?) seconded, discussion, motion carried.

H2O amenities- Bob reads- Attachment.

Landscaping- Jennifer Lawrimore- Attachment.

5-year planning- Bryan Lawrimore- Attachment?

PP&E- Bob Meltzer- Attachment. Motion to spend 1800 on brick repairs post red truck accident. 2nd, no discussion, all in favor. Motion to approve 3,291.48 for pond treatments and new aerator. 2nd. No discussion. All in favor.

Old Business: Second Reading, Right of Refusal policy replacement. Motion to approve Second Reading. 2nd, no discussion. All in favor.

New Business: Motion to approve the following members for the Nominating Committee:

- Eileen Kramer, Chair
- Donna Boshears
- Carol Clary
- Kim Dunn
- Nancy Johnston

Motion 2nd. No Discussion. All in favor.

Other Business: Motion to approve latest G3 invoice up to \$16,771.39 for field surveying, pending completion. 2nd. No Discussion. All in favor.

Next WPA meeting: July 21, 2026, 7pm

Meeting adjourned at 8:42pm

