



WPA Meeting Minutes

January 20, 2026

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

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

Absent: None.

Quorum: Yes.

Minutes: Approved minutes for Sept 16th 2025, October 21st 2025, November 24th 2025 and December 16th 2025. Tabled October 9th 2025 pending more discussion and October 30th 2025 email vote pending signatures.

President- Report [attached](#), no motions.

VP- No report.

Secretary- Report [attached](#), no motions.

Treasurer- Financial report [attached](#), motion to invest up to \$150k in 9x month CD, seconded, all in favor. Motion to send all minutes and reports 5 days in advance minimum, seconded, all in favor.

Committee Reports----

Landscape- Report [attached](#): Approved committee: Jennifer Lawrimore, Jennifer Stoddard, Mary Sasso, Patrick Montgomery, Nickie McNair, Brooke Harding, Stewart Nilsen.

5 Year Planning- Report [attached](#). Approved committee: Bryan Lawrimore, Blaine Beadle, Inge Ebert, Brenda Martin, Nate Nadeau, Maureen Vasey.

Drainage- Report [attached](#). Volunteer committee members needed.

Roads- Approved committee: Ralph Reifenaure, Gary Dreher, Ross Cox, Gary Drapeau.

Welcome- No report. Approved committee: Cindy Fry, Shirley Nilsen.

H2O Amenities- Report [attached](#). Approved committee: Chris Carroll, Adam Anderson.

Community Liaison- Report [attached](#). Approved committee: Cindy Fry, Marilyn Weitz.

Communications- Report [attached](#). Approved committee: Patrick Montgomery, Blaine Beadle, Stephanie Hanson, Jill Huggins, Jennifer Lawrimore, Sharon Lackey, Linda Meltzer, Jennifer Stoddard.

Condo Liaison Report [attached](#).

Finance- Report [attached](#). Approved committee: Jonathan Rutstein, Peggy Phillips, Inge Ebert, Marilyn Weitz, Brenda Martin, Nick Wainwright, Bryan Lawrimore, and Michelle Bennett as consultant.

ARC- Report [attached](#). Approved committee: Jonathan Rutstein, Tom Macedo, Mike Macedo, Bob McMahon, Nate Nadeau, Liz Wainwright, and Mare Beadle as arborist consultant.

Compliance- Report [attached](#). Approved committee: Bill Condon, Jennifer Stoddard, Donna Reifenaure, Jill Huggins, Joe Crivello.

Legal- report [attached](#). Approved committee: Bill Condon, Peggy Phillips, Liz Wainwright, Rosemarie Garrison. Motion to accept the report provided by Special recall committee, seconded, discussion, motion amended to add both letters sent by legal to the minutes, motion carried with 5/2/1 vote. Letters attached: [1](#) and [2](#).

Old Business: Code of ethics/conduct, tabled. Social media policy, tabled, landscape policy, tabled. PP&E policy, tabled.

New Business: Pond maintenance- motion to pay invoice, all in favor.

Next WPA meeting: February 17th, 2026, 7pm.

Meeting adjourned at 930PM.

Q&A follows.