

**WBE COMMUNITY ASSOCIATION 1, 2, & 3**  
**SPECIAL BOARD MEETING MINUTES- July 27, 2023**

**PRESENT:** Dwight Dwornik, Denise Gray, Bonnye Johnson, Chris Ratuszny

**PURPOSE:** To review our financial status and prioritize pending projects

1. Entry signs and the picket fencing behind them.
2. Complete the painting of the street signs from last year, repair of the mailbox and street sign on Chestnut and WBT
3. Landscape around the clubhouse
4. Exterior Staining of the clubhouse (completed)
5. Replace back deck/porch of the clubhouse
6. Removal of split rail fence at club house and Hickory at the Park entrance
7. Status and plan for fixing or replacing low voltage lighting at club house
8. Completing the needed welding at the pond
9. Putting the pump on a timer
10. Inspection procedure and fining for noncompliance.

**SUMMARY:**

1. Will complete the painting of the street signs from last year, repair of mailbox and street sign on Chestnut, Cherry and WBT Dwight will follow-up with Dino Scartozzi
2. Removal of split rail fence at club house and Hickory at the Park entrance
3. Get bids on fixing low voltage lighting at the clubhouse
4. Put pump on a timer. Dwight will get pond's treatment status report
5. Dwight Dwornik reported it would cost approximately \$10800.00 for signs to be made. Suggest we get volunteers to do the background fencing and installation to save money. Dwight will do pricing of fencing from Home Depot
6. Inspection procedure, fining processes will be revised and finalized as follows:
  1. Assessments Late Fees. Raise from a one -time \$50 to \$75
  2. Accounting Fees Change from the staggering process to \$30 per month until Assessment is paid
  3. Violation Fines \$50 per month until violation is corrected

Will need to notify ARMS and members as well as place on website. Target Implementation September 1, 2023

Will include verbiage "nonpayment of assessments and fines can result in a lien being placed on your home" to all notices and invoices.